

# 2A Belgrave Street, Maylands, WA 6051



## House For Sale

Friday, 3 November 2023

2A Belgrave Street, Maylands, WA 6051

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 248 m2

Type: House



John Caputo  
0433158384

**\$709,000 - \$749,000**

Situated on a leafy street running between Guildford Road and Whatley Crescent, this stunning character home delivers on location and style. Originally built in 1949, this two-bedroom, one-bathroom home oozes all the charm of the era with high ceilings, jarrah floorboards, a fireplace and leadlight windows. Immediately welcoming, this homey property invites you to get comfy and settle in for the long haul from the moment you arrive. Occupying a 248sqm block, this brick and tile home offers a functional floorplan suited to a professional couple, small family, someone needing to be close to the airport or a downsizer. Beautifully renovated and decorated throughout, this property is move-in ready and is an excellent investment as it will rent out in a flash. From this ultra-convenient spot, you're within walking distance to the bus route on Guildford Road, the Meltham Train Station and local shops and cafes, in addition to the Maylands café and shopping precinct along 8th Avenue and Whatley Crescent. It's a leisurely stroll to local supermarkets and the Swan River where you'll discover scenic walking trails and the Baigup Wetlands. You have easy access to the airport, main arterial roads including Tonkin Highway, the Perth CBD, Northbridge, Mt Lawley, Ascot Racecourse and Edith Cowan University. There are so many features to love about this charming home. Please don't hesitate to contact John at [john@caputo.com.au](mailto:john@caputo.com.au) or at 0433 158 384 to arrange a viewing today. Property Features at a glance:

- Two bedrooms, one bathroom
- Modern kitchen with stone countertops, dual sinks, gas cooktop and bench seating
- Open plan living and dining leading out to alfresco dining
- Master bedroom includes built-in mirrored robes, a ceiling fan and a semi-ensuite
- Modern bathroom with floor to ceiling tiles and dual access
- Reverse cycle air-conditioning in both bedrooms and the living room
- Original polished jarrah floorboards
- High ceilings
- Leadlight windows
- Fireplace in the living room
- Security screens
- Rear decked patio in a paved courtyard
- Front porch with blinds
- External laundry
- Single carport with room for additional parking
- 1949 brick and tile construction
- 248sqm low-maintenance block
- 5 years ago roof replaced with \$12,000 worth of Clay tiles
- 5 years ago the house had a \$5,200 paint job.

Location highlights:

- 500m to Gibbney Reserve
- 650m to Coles Maylands
- 800m to Meltham Train Station
- 900m to 8th Avenue café and shopping strip
- 950m to Maylands Peninsula Primary School
- 1.5km to Baigup Wetlands and the Swan River
- 2.3km to the Maylands Peninsula Public Golf Course
- 2.6km to the Ascot Racecourse
- 4km to Edith Cowan University
- 5.2km to Perth CBD
- 6.9km to the Perth Airport

Council rates approx.: \$1573.79 PA  
Water Rates approx. \$1075.81 PA