

# 49 Tranby Road, Maylands, WA, 6051



## House For Sale

Friday, 30 August 2024

49 Tranby Road, Maylands, WA, 6051

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



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## **Last Time it Was a Bit Crazy**

We sold number 45 Tranby a few months ago.

50 Groups of Buyers came through the home open with multiple Offers received.

This time we have 49 Tranby for sale, a three bedroom, two bathroom home with a study all situated on a generous 593sqm block.

Tucked away from the main street, you are part of your own little community.

The home has been repainted internally; the living areas have a light & bright feel to them.

If you are looking for living space there is a large open plan kitchen/meals/living area, the living area has a slow combustion heater to keep you cosy on those cold winter nights.

The cooking appliances are Neff, gas hotplate with two ovens including Variosteam- all are only 18 months old.

Miele dishwasher

High ceilings add to the feel of the home.

There is a separate dining area with a second living area adjoining.

At the rear of the home are the three bedrooms.

The study (bedroom 4) is great if you work from home with built in cupboards & desk.

Solid timber floors are Queensland spotted gum.

For your convenience & comfort the home has ducted reverse cycle Fujitsu air conditioning and 16 Suntech 415w solar panels and a 5Kw Inverter -the solar system was installed Jan 23.

Outside there is parking for 4 or 5 cars.

There is an enclosed patio area which includes a 4 burner Zigler & Brown turbo classic BBQ and a spa tucked away in the corner.

Down one side of the house, the grape vine is just starting to awaken from its winter hibernation plus lemon trees on the opposite side of the home. There is room to grow some veggies and herbs as well.

Location wise you are close to the river, the bus runs down Tranby Rd and the golf course & bowling club are both nearby. The Maylands café strip is less than a 10 minute drive, if you don't want to drive, walk to your local café which is less than a kilometre down the street.

The Owners are finishing off the home ready for the first home open, so we look forward to seeing you there.

Council Rates \$2,243.76 Per Annum

Water Rates \$1,173.18 Per Annum

Strata levies \$350 Per Quarter

