

96 Ninth Avenue, Maylands, WA, 6051



House For Sale

Friday, 30 August 2024

96 Ninth Avenue, Maylands, WA, 6051

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

That Warm and Fuzzy Feeling.

What we love

is the splendid original charm and character that pervades this gorgeous 3 bedroom 1 bathroom cottage-style home on a tranquil Maylands street, nestled on a generous 506sqm (approx.) with R40 zoning and plenty of potential for the future, with the existing residence in excellent condition for either renting out or calling your own for many years to come are the high ceilings, solid (and re-sanded/re-coated) wooden Marri floorboards, decorative ceiling cornices and feature skirting boards that help preserve the property's classic nostalgia of yesteryear, alongside a host of modern conveniences, an updated kitchen and a stylishly-renovated bathroom

is the welcoming open-plan living, dining and kitchen area that makes an instant first impression with its warming Norseman wood-burner fireplace, split-system air-conditioning unit, two gas bayonets for additional heating, a ceiling fan and ample power points

is the spacious backyard setting, made up of a full-width entertaining patio, an outdoor Kimberley barbecue, a wood-fire pizza oven, elevated rear lawns and a large powered workshop shed a dream for the budding "tradie" of the house

is the super-convenient location in between both the Beaufort Street and Whatley Crescent café and restaurant strips and only footsteps away from Maylands Train Station and bus stops, with trendy bars, shopping centres, excellent schools, lush local parks, the river, the city and so much more all very much within arm's reach

What to know

The revamped kitchen comprises of sparkling stone bench tops, a feature skylight for natural illumination, stylish light fittings, double sinks, subway-tile splashbacks, a range hood, a Westinghouse electric-upright cooker and a stainless-steel Technika dishwasher. Full-height triple-sliding-door built-in wardrobes and a ceiling fan grace the larger master bedroom, with the modernised bathroom boasting a bathtub with a showerhead, its own skylight, a stone vanity, under-bench storage, mirrored cabinetry and a toilet. A separate second toilet can be found off the laundry, where built-in storage complements French-door access out to the alfresco and beyond.

Extras include a linen press, fresh internal and external paint, brand-new ceiling fans, a new porch light, new LED lights, window locks, ducted reverse-cycle air-conditioning, Foxtel connectivity, security screens, bore reticulation, a single carport, neat and tidy front-yard lawns and side access to the backyard. The home is also perched within the catchment zone for Mount Lawley Senior High School and is just a stone's throw from the ever-popular Inglewood Night Markets on a Monday evening, between the months of October and April. Prepare to be pleasantly surprised by what lies within these walls.

Built: circa 1950

Council Rates: \$1,918.97 per year

Water Rates: \$1,150.26 per year

How to buy

Auction: 2:00pm - Saturday 21st September 2024

Deposit: \$30,000 at the fall of hammer

Settlement: On or before 29th October 2024

Who to talk to

To find out more about this property you can contact agent Adam Iles on 0423 470 600 or by email at ailles@realmark.com.au