

**26A Mount Prospect Crescent, Maylands, WA 6051**



**Townhouse For Sale**

Saturday, 11 May 2024

26A Mount Prospect Crescent, Maylands, WA 6051

**Bedrooms: 3**

**Bathrooms: 2**

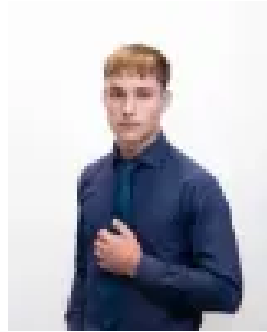
**Parkings: 2**

**Area: 125 m2**

**Type: Townhouse**



John Caputo  
0894734888



Dante Caputo  
0894734888

**From \$639,000**

Living this close to the Swan River and Perth's CBD has never been so easy with this double-storey property. This three-bedroom, two-bathroom townhouse is move-in ready, so you can start indulging in this prime location from the day you move in. Featuring open-plan living and dining flowing to alfresco dining within your private garden, picture the lifestyle you can lead from this desirable address. This property epitomises low-maintenance living with easy-care gardens, a modern kitchen and bathrooms, and neutral décor that will most likely suit any furnishings. Although you have a double lock-up garage with additional parking, you probably won't need your car that often. You're only a stroll away from the river and waterside parks, such as Berringa Park and Baigup Wetlands, and many shopping and dining options along Guildford Road, 8th Avenue and Whatley Crescent. You have many nearby amenities, including the Maylands Train Station, bus routes, Maylands Peninsula Primary School, Gibbney Reserve, Maylands Peninsula Public Golf Course, Maylands Yacht Club, Ascot Racecourse and Edith Cowan University. Having easy access to Guildford Road, the Graham Farmer Freeway and Tonkin Highway will conveniently have you at the Perth Airport or Perth's CBD in moments. This neatly presented townhouse won't remain on the market for long. So don't hesitate to contact John Caputo on 0433 158 384 to arrange a viewing today.

**Property features:**

- Three-bedroom, two-bathroom double-storey townhouse
- Well-equipped kitchen with a dishwasher, electric oven, gas cooktop, ample storage and a breakfast bar with seating
- Open-plan living and dining area
- Main bathroom with a bathtub
- Separate laundry with storage and external access
- Security screens
- Fully enclosed easy-care gardens with alfresco dining under the main roof
- Double lock-up garage with additional parking

**Location highlights:**

- 650m to Coles & IGA
- 900m to the Maylands Peninsula Primary School
- 950m to Gibbney Reserve
- 1km to the 8th Avenue/Whatley Crescent dining/shopping strip
- 1.1km to Berringa Park
- 1.1km to the Maylands Peninsula Public Golf Course
- 1.2km to the Maylands Yacht Club
- 1.2km to the Baigup Wetlands
- 1.3km to the Maylands Train Station
- 3.2km to Ascot Racecourse
- 4km to Edith Cowan University
- 5km to Perth's CBD
- 7.5km to the Perth Airport

- No Common property on Lot 2.- Common Driveway- Survey Strata Block- Currently Leased for \$660 Per Week until 27/06/2024.- STATA FEES: \$462.48 PQ (Admin: \$442.48) (Reserve \$20)- WATER RATES: Approx \$1,250 per year- COUNCIL RATES: \$2365.23 Per Year