

**3/41 Ninth Avenue, Maylands, WA 6051**



**Townhouse For Sale**

Friday, 9 February 2024

3/41 Ninth Avenue, Maylands, WA 6051

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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## From \$599,000

Set in a boutique group of just eight townhouse/apartments, this stunning ultra modern New York loft style property drips with high quality finishes and features. The beautifully appointed kitchen with stone benches, full height gloss white kitchen cabinets, bosch stainless steel appliances, double bowl stainless steel sink, mirrored splash back and breakfast bar has been well crafted and synthesized to create a premium cooking and entertaining space. The clean crisp industrial style polished concrete floors throughout downstairs living area flow towards the full height light filled windows and outside in to the fabulous private North East facing courtyard. Upstairs, both bedrooms have their own ensuite, generous mirrored built in robes, and a lovely view over the surrounding homes and streets. The property also includes a secure 4m2 down stairs store room and an extra high clearance secure under cover car bay. Ducted reverse cycle air conditioning heats and cools the property on both floors.

41 Ninth Avenue, also known as The Terraces on Ninth, is a small boutique group of townhouse/apartments featuring a combination of appealing modern elements including red face brick, polished concrete and feature timber, designed with security and convenience in mind. The complex is located just 200m from Mayland's main café/bar strip in Eighth Avenue, 350m from Maylands Train Station, 450m from The Rise Recreation Centre, 1.2kms from Bardon Park on the Swan River, 1.6kms from the Inglewood Café strip and around 5kms from the center of Perth City.

Features at a Glance:

- 2 Bed 2 Bath 1 Courtyard 1 Undercover Car Bay 1 Storeroom
- 120m2 on Strata Plan including 90m2 internally + Courtyard + Car Bay + Store Room
- Beautifully appointed kitchen with stone benches & bosch st/steel appliances including dishwasher, 4 element electric stove, oven and rangehood
- Ducted reverse cycle air conditioning
- Great location 200m from Mayland's main café/bar strip in Eighth Avenue, 350m from Maylands Train Station, 450m from The Rise Recreation Centre, 1.2kms from Bardon Park on the Swan River, 1.6kms from the Inglewood Café strip and around 5kms from the center of Perth City.
- Currently tenanted until mid March. Market rental is now around \$650/week.
- Complex built in 2015
- Strata Mgmt \$1,272 + \$38 Reserve = \$1,310 Total/Quarter
- Council Rates: \$2,030 p/a Water Rates: approximately \$1,250 p/a