

4/114 Guildford Road, Maylands, WA 6051



Townhouse For Sale

Wednesday, 6 December 2023

4/114 Guildford Road, Maylands, WA 6051

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 100 m2

Type: Townhouse



John Caputo
0433158384

From \$499,000

You really couldn't ask for a better location than the one offered by this spacious three-bedroom, one-bathroom townhouse. You're only a stroll away from the Swan River, Bardon Park, Maylands Yacht Club, Maylands Train Station, The RISE recreation centre, supermarkets and the hugely popular 8th Avenue Avenue/Whatley Crescent café and shopping strip. With all that on your doorstep, you'll be equally impressed with the amount of space across both levels. A spacious living room spanning across the front of the home presents the opportunity to use one side as a home office for those working from home, especially as it has direct access to the front courtyard. A separate meals area flows out to a rear fully enclosed and paved courtyard, and as the warmer weather descends, imagine the BBQs you could host here. The balcony from your primary bedroom with leafy views of the neighbourhood is perfect for a morning coffee or cocktail at sunset. This double-storey home is ideal for professionals, couples and small families seeking an easy care lifestyle in a fantastic location. FIFO workers will appreciate the proximity to the airport as much as uni students studying at the nearby Edith Cowan University. Since Maylands has a thriving ready-made rental market, this townhouse is a lucrative option for investors. This won't remain on the market for long. So please don't hesitate to contact John Caputo on 0433 158 384 to arrange a viewing today.

Property features:

- Three-bedroom, one-bathroom townhouse
- Spacious living room with access to a front courtyard
- Primary bedroom with split-system air-conditioning, semi-ensuite, a walk-in closet and a balcony with views over the neighbourhood
- Meals area leading out to a rear fully-enclosed, paved courtyard, with a shade sail and raised garden beds
- Functional kitchen with dual sinks and plenty of storage
- Separate laundry with external access. Air Conditioned
- 2nd downstairs toilet
- Dedicated parking for one car port with a storeroom plus open space to park the second car.
- Double-storey brick and tile construction
- 180sqm block, with 100sqm internal living
- Huge rear Courtyard to entertain your friends.
- Fantastic location near the River and City
- Right on the Mount Lawley Border

Location highlights:

- 400m to Bardon Park
- 700m to Maylands Yacht Club
- 700m to the 8th Avenue/Whatley Crescent café & shopping strip
- 750 to the Maylands Train Station
- 850m to The RISE recreation centre
- 1km to IGA & Coles Maylands
- 1.9km to the Maylands Peninsula Public Golf Course
- 1.9km to Maylands Peninsula Primary School
- 2.7km to Edith Cowan University
- 3.5km to Perth's CBD
- 4.1km to Ascot Racecourse
- 8.3km to the Perth Airport

Council Rates Approx: \$1300 Per Annum- Water Rates Approx: \$1400 Per Annum- Strata Fees Approx: \$1310 Per Quarter