

**5a Third Avenue E, Maylands, WA, 6051**



**Sold Townhouse**

Thursday, 22 August 2024

5a Third Avenue E, Maylands, WA, 6051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



John Caputo  
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## Riverside precinct!

With the Swan River at the end of the street and the Maylands Cafe / Bar precinct a short stroll away, the location alone of this townhouse is incredible. However, this two-bedroom, one-bathroom, 2 toilet property offers so much more than just a convenient location; it's somewhere you can make your next home.

Set on 174sqm, this charming townhouse features two living spaces (on each level), a balcony, a private front courtyard and a rear patio. Both bedrooms upstairs include split-system air-conditioning and balcony access with leafy views over the neighbourhood. Open-plan living and dining flow out to the patio, further enhancing your living and entertaining space.

Built in 1995, this brick and iron double-story home features timber flooring downstairs, easy-care tiles, and homey décor. Any upgrades you make only go towards increasing the value of your investment at this prime address.

Imagine the lifestyle you could lead with kilometres of riverside cycling and walking trails, plus a range of cafes, bars and boutiques at your disposal whenever you desire. Also within walking distance are supermarkets, bus routes, the Maylands Train Station, specialty stores, the RISE Recreation Centre and the Maylands Yacht Club. The Maylands Peninsula Public Golf Course, Ascot Racecourse, Maylands Peninsula Primary School, Edith Cowan University Mount Lawley and Perth's CBD are only a short distance away.

Given the central location, this townhouse has broad appeal to professionals, small families, students and FIFO workers. This property is perfect for the Maylands ready-made rental market, so home buyers and investors will need to move fast on this one.

Please don't hesitate to contact John Caputo on 0433 158 384 to arrange a viewing today.

### Property features:

- Two bedrooms (with built-in robes), one bathroom 2 Toilets
- Open-plan living and dining room with courtyard and patio access
- Kitchen with a gas cooktop, dual sinks and a separate pantry
- Fully-enclosed rear paved patio
- Modern upstairs bathroom with a separate toilet
- Downstairs & upstairs toilet
- Private front courtyard
- Upstairs living room/study - potential 3rd bedroom
- Separate laundry
- Balcony accessed from both bedrooms
- Leafy views from the balcony
- Timber flooring downstairs
- Easy care tiles upstairs
- Split-system air conditioning in both bedrooms
- Double-storey duplex townhouse, 60sqm ground floor, 57sqm first floor
- 1995 brick and iron construction
- Single garage with a store room and additional parking
- Total 174sqm on the strata plan
- x2 Car bays on the strata plan
- \$0 Strata Fees

### Location highlights:

- 790m to the Swan River and Bardon Park
- 750m to the Maylands tourist precinct
- 750m to the Maylands Yacht Club
- 800m to the Maylands Train Station
- 2km to the Maylands Peninsula Public Golf Course
- 2.1km to the Maylands Peninsula Primary School
- 2.7km to Edith Cowan University Mount Lawley
- 3.4km to the Perth CBD
- 4.3km to the Ascot Racecourse

Council rates \$1,873.92 p/a approx

Water rates \$1,288.64 p/a approx

Currently Leased Periodically - Vacant possession granted

Approx \$250 per year Common Property strata insurance.