

6/39 Seventh Avenue, Maylands, WA, 6051



Sold Townhouse

Saturday, 17 August 2024

6/39 Seventh Avenue, Maylands, WA, 6051

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Emma Hutton
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SOLD

Cosmopolitan Charmer

Your fabulous new city pad awaits you! This gorgeous red brick townhouse is positioned within the highly sought-after suburb of Maylands and boasts great proximity to the numerous cafes, shops, restaurants and bars on Eighth Avenue. The Maylands Train Station is a very brief walk away, delighting commuters. Or if you work from home, this three-bedroom property also contains a study- such a rare bonus! Walk to The Rise Recreation Centre for Group Fitness, creche and kids programs. Or pop into the Maylands Library, no need to get in the car.

When you're not exploring Maylands' many pursuits, you'll not be short of space inside this gem; containing not one but two internal living areas with wood laminate flooring, plus a generous outdoor area. Enjoy a morning coffee or an aperitivo hour in your modern storage-rich, open-plan kitchen and dining area. Period features have been honoured, with stair well guards painted matte black and ceiling florets retained and adorned with matte black chandelier fittings. The super chic bathroom and laundry renovations add an easy-care note of luxury. Moreover, with stylish wood laminate floors throughout main living areas and carpeted bedrooms, comfort abounds. Even the spacious laundry room provides ease, with a great linen closet and separate door out to the washing line.

The under-roof patio area is brick paved and complete with delightful grape vines and easy-care garden beds. Set up a long table and enjoy outdoor dining with your family and friends.

This is versatile well-located property also has notable investment potential. There is a current lease in place until 12th June 2024 for \$560 per week. Invest now and secure yourself a city pad for the future.

Features at a glance:

- Two minute's walk to Eighth Avenue café strip
- Oh so very close to the Maylands Train Station
- Three good-sized bedrooms plus a bonus study
- One Master Bedroom with great built-in-robos
- Stylish renovated kitchen, bathroom, laundry
- Tiled Roman bath and great vanity storage
- Eco iStore hot water heat pump
- Split-system air-conditioner and insulation

Tenanted until 12.06.2024 at \$560 per week

EST Water Rates: \$1,533.00pa

EST Council Rates: \$1,851.60pa

Strata Levies: \$2,500pa

For more information give Emma Hutton a call today!

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