

**6/6 Ninth Ave, Maylands, WA, 6051**



**Sold Townhouse**

Thursday, 22 August 2024

6/6 Ninth Ave, Maylands, WA, 6051

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Brett Nazzari  
0892712777

## **NEAT AS A PIN 3 BEDROOM TOWNHOUSE IN SUCH A FANTASTIC AND CONVENIENT LOCATION**

Buyers from \$549,000 are encouraged to come and inspect this property with all offers presented and received and responded to on or before the campaign end date of 4:00PM Wednesday the 6th of December 2023 (if not sold prior). The seller reserves the right to accept an offer prior to the campaign end date. Don't miss this amazing opportunity to either nest or invest.

This lovely townhouse is so neat and tidy and is just waiting for your inspection.

All 3 bedrooms are upstairs, and all have ducted reverse cycle air conditioning. The master bedroom has an ensuite and there is a separate toilet upstairs.

Downstairs is very nicely laid out and features timber floors, a big kitchen, a large family area, and separate meals area. The living area has split system reverse cycle air-conditioning and has direct access to the large front courtyard.

This home is light and bright, and the kitchen is well equipped and functional.

Downstairs off the laundry is another separate toilet and the lock up garage which includes a separate store room.

In a small group of only 6 (and containing mostly long term owners) the group has very low strata fees as well as boasting this fantastic and convenient location which is so close to pretty much all that fabulous Maylands has to offer.

This lovely home really does provide the ideal place to call home or to buy as an investment.

I think upon inspection your decision to purchase should be an easy one so do not snooze, or you will lose.

**CONTACT BRETT NAZZARI on 0418 900 571 FOR ANY FURTHER INFORMATION.**

Strata Admin Levies are only \$328.95.00 per quarter.

Reserve Fund Levies are only \$30.60 per quarter.

Shire Rates \$1896.25 per year.

Water Rates \$1232.00 per year

Distance to Maylands Train Station 700m (the bus is even closer)

Distance to Maylands Park Shopping Centre 200m (and Coles is 400m)

Distance to The Rise 200m

Distance to Maylands Eighth Avenue Strip 400m