

**9/9 Rupert St, Maylands, WA, 6051**



**Townhouse For Sale**

Thursday, 22 August 2024

9/9 Rupert St, Maylands, WA, 6051

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



John Caputo  
0894734888

## Easy-care central charm

This beautifully presented double-storey townhouse presents an incredible lifestyle only a stroll from the Swan River and moments from the city. Featuring three bedrooms, open-plan living and dining, and a well-equipped kitchen, you have everything you need in this convenient location.

Built in 1989, the considered floorplan places your living spaces downstairs, separate toilets on both floors and all three bedrooms upstairs, with a bathroom and bathtub. Spacious open-plan living and dining are enhanced by a paved courtyard bordered by established plants. Imagine all the relaxation and entertaining that you could enjoy in these private spaces.

Other highlights include a primary bedroom with a balcony, separate laundry with external access, split-system air-conditioning and security screens. Situated in a well-maintained group of townhouses, you have your own carport with additional parking and a store room.

This is a lucrative opportunity for an investor, professional, FIFO worker or out-of-towner seeking a central location. This is also a great option for a small family as you have a range of excellent nearby schools, including the Maylands Peninsula Primary School within walking distance, St Columba's School, Perth College and Edith Cowan University.

With minimal maintenance, think of all that free time you'll have to explore the nearby riverside walking/cycling trails, Gibbney Reserve, Maylands Yacht Club, Maylands Peninsula Public Golf Course, Ascot Racecourse and the 8th Avenue/Whatley Crescent shopping/dining precinct.

This townhouse 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 (with a bathtub) double-storey townhouse
- Open-plan living and dining leading to a private courtyard
- Well-equipped kitchen with stainless steel appliances (Oven and induction cooktop-) and overhead storage
- 187sqm townhouse with 100sqm living space
- Private and paved courtyard with established plants and carport access
- Primary bedroom with built-in robes and a balcony
- Tiled living areas, plush carpet upstairs
- Separate laundry with external access
- Separate toilets on both floors
- Split-system air-conditioning in the living room and primary bedroom
- Security screens
- Single carport with additional parking and a store-room
- Well-maintained complex
- 1989 brick construction
- Council rates: \$1,872.57 PA
- Strata rates: \$200 PQ
- Water rates: \$1,100 PA

### Location highlights:

- 100m to Gibbney Reserve and playground
- 550m to the Maylands Peninsula Primary School
- 750m to Coles & IGA Maylands
- 1km to the Baigup Wetlands and Swan River
- 1.5km to the Maylands Train Station

- 1.5km to the Maylands Yacht Club
- 1.6km to the 8th Avenue/Whatley Crescent shopping/dining precinct
- 1.7km to the Maylands Peninsula Public Golf Course
- 1.8km to St Columba's School
- 2.8km to the Ascot Racecourse
- 3.3km to Perth College
- 4.2km to Edith Cowan University
- 5.3km to Perth's CBD
- 6.8km to the Perth Airport