

**109/36 Tenth Avenue, Maylands, WA 6051**



**Unit For Sale**

Saturday, 29 June 2024

109/36 Tenth Avenue, Maylands, WA 6051

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 42 m2**

**Type: Unit**



John Caputo  
0894734888

**From \$249,000**

Sitting on the cusp of Inglewood and within walking distance of Maylands' and Inglewood's café and shopping strips, you won't believe the value on offer here. This one-bedroom, one-bathroom apartment is the epitome of low-maintenance living, appealing to a wide range of buyers. Given the proximity to the airport and the city, this is an ideal option for FIFO workers, professionals or out-of-towners seeking a property in a central location. This beautifully maintained apartment is primed for Maylands' ready-made rental market, including students studying at the nearby Edith Cowan University campus. The open-plan living and dining area includes a study nook and a modern kitchen leading to a balcony, further expanding your living space with incredible views over the neighbourhood and the Perth Hills. The wood-look flooring and neutral décor will suit most furnishings, meaning you can simply move in and start enjoying this fantastic location from day one. Situated on the first floor in the well-maintained and gated Inglecrest apartment complex built in 1970, residents benefit from resort-style facilities including a tennis court, communal laundry, swimming pool, two elevators and an unallocated parking bay - not that you'll need your car that often. From this convenient location, stroll to speciality stores, cafes, bars and supermarkets on Beaufort Street, Guildford Road and the Maylands shopping and dining strip along Whatley Crescent and Eighth Avenue. You have so many nearby amenities and attractions such as the Maylands Yacht Club, Maylands Peninsula Public Golf Course, HBF Park, Ascot Racecourse and the Swan River. Properties at this price rarely remain on the market for long. So don't hesitate to contact John Caputo on 0433 158 384 to arrange a viewing today. Property features:

- 1 bedroom, 1 bathroom apartment
- Open-plan living and dining room with a study nook
- Modern kitchen with a gas cooktop, dishwasher & microwave recesses, and overhead storage
- Balcony with views of the neighbourhood and Perth Hills
- Spacious bedroom with built-in storage
- Level 1, 42sqm neatly presented apartment with neutral décor
- Security screens
- Plenty of storage
- 1970 brick construction
- Well-maintained 10-storey Inglecrest complex of 119 units
- Gated and secure complex features laundry facilities, 2 x lifts, tennis courts and a pool
- Unallocated parking bay available
- Move-in ready
- Lock & leave
- Premium investment opportunity

Location highlights:

- 600m to the Maylands train station
- 700m to the 8th Avenue/Whatley Crescent café/shopping strip
- 900m to the Beaufort St café/dining strip
- 1.9km to Maylands Yacht Club
- 2.9km to the Maylands Peninsula Public Golf Course
- 3.4km to Edith Cowan University Mt Lawley campus
- 3.6km to HBF Park
- 4.1km to Ascot Racecourse
- 5km to the Perth CBD
- 8.5km to the Perth Airport

Currently Tenanted on a periodical lease for \$300 per week. (Option to continue lease with the tenant) (Extremely neat and respectful tenant) Water Rates: Approximately \$900 Per financial year Strata Levies: \$702PQ Council Rates: \$1653.87 Per financial year