

5/39 Ninth Avenue, Maylands, WA 6051

Unit For Sale

Friday, 12 July 2024

**Jones
Ballard**

5/39 Ninth Avenue, Maylands, WA 6051

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 63 m2

Type: Unit



Team Ballard
0894741533

Mid \$400,000s

HOME OPEN - SATURDAY 13TH JULY @ 11:00AM - 11:45AM Set around the corner from Maylands' 8th Avenue and Whatley Crescent dining and shopping precinct, you're going to love the location of this property. This chic one-bedroom, one-bathroom unit is the embodiment of low-maintenance living with wide appeal to a range of buyers. The considered layout makes incredible use of the compact floorplan with an internal courtyard flooding the open-plan living room and bedroom with natural light. The split-level courtyard accessed from the living room and bedroom through floor-to-ceiling glass doors offers partially undercover alfresco entertaining. It's easy to picture the kind of lifestyle you could lead with this expansion of your living space in such an incredible location. This stylish unit includes polished concrete flooring, an integrated bathroom and laundry, roller blinds, and reverse-cycle split system air conditioning. The gourmet kitchen features high-end appliances and timber veneer-fronted cabinetry offering a lovely view of your courtyard, further optimising the connectivity of the space. Situated on the ground floor in a beautifully presented and secure complex, you have dedicated parking for one car - not that you'll need your car very often with the Maylands Train Station metres away. Stroll to specialty stores, cafes, bars and supermarkets on 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 HBF Park, Maylands Peninsula Public Golf Course, Maylands Yacht Club, Maylands Peninsula Public Golf Course, Ascot Racecourse and the Swan River. Given the short distance from Perth's CBD and the airport, and easy access to main arterial roads, this unit is ideal for professionals, FIFO workers or students studying at the nearby Edith Cowan University campus. It's also fantastic for out-of-towners seeking an easy-care property in a central location. This immaculately presented unit is primed for Maylands' thriving rental market, plus it would also be a lucrative investment for Airbnb. This stylish unit will be snapped up fast. Please don't hesitate to contact Adrian Ballard at 0419 968 560 or teamballard@jonesballard.com.au to arrange a viewing.

Property features:

- One-bedroom, one-bathroom ground floor unit
- Open-plan living and dining leading to an internal courtyard
- Kitchen with timber cabinetry, a dishwasher, electric cooktop and oven, dual sinks, glass splashback and overhead storage
- Primary bedroom with mirrored built-in robes and courtyard access
- Reverse cycle split system air-conditioning to the living room and bedroom
- Split-level internal tiled courtyard, partially undercover
- Integrated bathroom / laundry with clothes dryer
- Separate toilet
- Polished concrete flooring in the kitchen and living areas
- Roller blinds
- 80sqm unit with 44sqm of internal living space
- Secure complex with FOB key entry
- Caged store area and dedicated parking for one vehicle
- Immaculately presented and move-in ready

Strata Levy: \$873.95pq, Council Rates: \$1,704.66pa, Water Rates: \$1,048.49pa

Location highlights:

- 200m to the 8th Avenue/Whatley Crescent café/shopping strip
- 350m to the Maylands train station
- 1.2km to the Maylands Yacht Club
- 2km to the Maylands Peninsula Public Golf Course
- 3.2km to Edith Cowan University Mt Lawley campus
- 3.4km to HBF Park
- 3.4km to Ascot Racecourse
- 4.3km to the Perth CBD
- 7.6km to the Perth Airport

Disclaimer: Whilst every care has been taken in preparing this advertisement and all information is provided in good faith, neither the agent nor the seller accept responsibility for any errors, omissions, or mis-descriptions. Prospective buyers should make their own independent enquiries to their full satisfaction in relation to the property prior to submitting an offer.