

**6/36 Tenth Ave, Maylands, WA, 6051**



**Sold Unit**

Thursday, 22 August 2024

6/36 Tenth Ave, Maylands, WA, 6051

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## UNDER CONTRACT

If you're after that extra outdoor living that only a courtyard can offer, this lovely renovated apartment is for you! The spacious paved courtyard is enclosed by a nice and private full height timber fence.

The attractive modernized kitchen features nice wide open bench space, lots of cupboard space, modern wood laminate floors and a Euromail upright gas stove/oven. A quality stainless steel security mesh sliding screen door has been added to the courtyard door, as well as a matching screen to the bedroom window.

Being located in the popular Inglecrest apartment complex on top of the hill in Tenth Avenue, this unit is approximately half way between the Maylands and Inglewood café strips and boutiques, and easy walking distance to Mayland's Train Station. The complex includes full security to the building and foyer, perimeter fencing and automatic gates, two lifts, a tennis court and a sparkling pool to cool off on hot summer days.

Features at a Glance:

- 1 Bed 1 Bath 1 Exclusive Use Courtyard 1 Unallocated Car Bay
- 42m<sup>2</sup> Internally on Strata Plan + approx 19m<sup>2</sup> Ex/Use Courtyard
- Renovated kitchen with upright gas stove/oven and extra bench space
- Instantaneous gas hot water system
- Great location 600m to the Inglewood Café Strip, 750m to the Maylands Café Strip and Train Station, and around 5kms to Perth City centre.
- Currently rented at \$280/week until 5/2/2024 but market rent is now around \$330/week
- Complex built in 1970 but renovated and maintained extensively
- Strata Mgmt \$544 + \$158 Reserve = \$702 Total/Quarter
- Council Rates: \$1,654 p/a Water Rates: approximately \$890 p/a