

**11/6 Puntie Crescent, Maylands, WA 6051**



**Villa For Sale**

Wednesday, 17 January 2024

**11/6 Puntie Crescent, Maylands, WA 6051**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Steve Lorrimar  
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## FROM \$389,000

Ideally located on the crest of a hill on Puntie Crescent, easy walking distance to the Maylands Café strip, this beautifully renovated two bedroom villa would be a thrilling purchase for many a first home buyer. From the renovated kitchen with new generous cabinetry, built in stove and oven, and a dishwasher, through to the dining/lounge with attractive modular wood laminate flooring and reverse cycle air conditioning, to the repainted bedrooms, and out the back to the great undercover patio outdoor area, this brilliant villa gives you all the creature comforts you need to create a comfortable home. El Caudillo Court (6 Puntie Crescent) is a well maintained and popular medium sized group of 20 villas with full perimeter fencing and automatic vehicle gates. It's extremely well located just 900m from the Swan River and riverside parkland, 350m from the nearest Coles Supermarket, 600m to the renowned Maylands Café Strip (choc full of funky cafes, bars and restaurants), a 1km walk from Maylands Train Station and 1.3kms to Maylands Golf Club. Features at a Glance: • 2 Bed 1 Bath 1 Balcony 1 Car Garage • 81.7m<sup>2</sup> on strata plan + front garden + back yard with undercover patio area • Central location close to shops/river/public transport • Complex built in 1976 but well maintained and villa renovated extensively internally • Current market rental return of around \$470 per week • Strata Admin Fee \$550/qtr + Special/Reserve Levy \$125/qtr = \$675/qtr • Council Rates: \$1,718 p.a. Water Rates: \$1,086 p.a. • Please be aware this complex is likely to be connected to underground power in the next 12 months which will further improve the streetscape. The buyer will be liable to pay for this underground power. The City of Bayswater have quoted an underground power fee of \$2,490 for this property, due by the 14/06/2024 (this is a once off charge in addition to normal council rates and levies).