

**2/29 Caledonian Avenue, Maylands, WA, 6051**



**Villa For Sale**

Wednesday, 14 August 2024

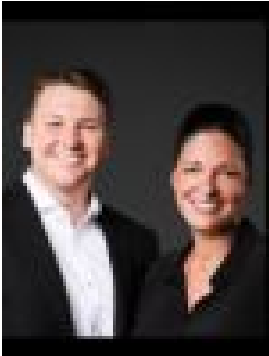
2/29 Caledonian Avenue, Maylands, WA, 6051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Jac Fear Karen Firth Team  
0861687471



Karen Firth

## GO FOR GOLD!

**\*\* ALL OFFERS PRESENTED - THURSDAY 15TH OF AUGUST 2024 - 12PM AWST\*\***

Welcome to this charming villa nestled in the heart of Maylands an ideal choice for first-time homebuyers, working professionals or astute investors looking to secure a property in a sought-after location. This property offers a seamless blend of practicality, style and functionality, ensuring that every aspect of modern living is catered to with elegance and efficiency.

As you step inside, you are greeted by a welcoming open-plan living, dining and kitchen area. This versatile space is perfect for cosy nights in, entertaining friends or enjoying intimate dinners. The kitchen is well-equipped, featuring a modern cooktop, oven and ample bench space, along with plentiful cabinetry and a convenient breakfast bar, ensuring that meal preparation is both enjoyable and efficient.

The generously sized main bedroom is a true retreat, boasting a spacious walk-in robe and direct ensuite access to the family bathroom. The bathroom is thoughtfully designed with a relaxing bathtub, vanity, shower and a separate WC, offering comfort and convenience for everyday living. The second bedroom is equally well-appointed, complete with a built-in robe, making it perfect for guests, a home office or additional family members.

Stepping outside, the alfresco area provides an inviting space for outdoor dining, relaxation or simply enjoying the fresh air. Additionally, a storage room is accessible from the outdoor area, offering extra space for your belongings and enhancing the functionality of this delightful unit.

This property is perfectly situated for those who value convenience and lifestyle. Just 400m from the Swan River, you'll have the luxury of enjoying serene morning walks along the waterfront. For outdoor enthusiasts, Gibbney Reserve and De Lacy Reserve are just a 1-minute stroll away, offering ample green space for relaxation and recreation. Commuting is a breeze with the Perth CBD just a 12-minute drive away and the Maylands Train Station a mere 4-minute drive. Golf lovers will appreciate the close proximity to Maylands Peninsula Golf Course and when it's time to dine out or enjoy a night on the town, Beaufort Street in Mount Lawley, renowned for its vibrant restaurant and bar scene, is just a short 6-minute drive away.

This property in Maylands combines location, style, and practicality, presenting a fantastic opportunity to secure a home that meets your needs and exceeds your expectations.

Additional features:

- Additional storage
- Carport
- Split system air conditioning
- Dog door

For more information on this property, please contact the Jac Fear | Karen Firth Team today.

We look forward to welcoming you.

Council Rates | \$1,826.19 pa

Water Rates | \$1,105.03 pa (2023-24)

Strata Levy | \$250 qtr