

**2/73 Sixth Avenue, Maylands, WA 6051**



**Villa For Sale**

Thursday, 16 November 2023

2/73 Sixth Avenue, Maylands, WA 6051

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 248 m2**

**Type: Villa**



Brock Robertson

0416043105

**From \$679,000**

Perfectly positioned in the avenues between Beaufort Street and the Maylands train station and also within the Mt Lawley high school catchment zone, this 3 bedroom, 2 bathroom, 2 living area villa is a plum property. Located in a small group of just three, this property has no common walls and no strata fees and is just a few minutes walk to Maylands train station, the Eighth Avenue/Whatley Crescent entertainment hub and beautiful local parks. Features:

- Spacious open planning living area with neutral decor throughout
- Good size kitchen with gas cooktop
- 2nd separate living area
- Master bedroom with walk-in robes and ensuite
- 2nd and 3rd bedrooms with built-in robes
- 2nd bathroom with shower and bath
- Freshly painted throughout
- Ducted cooling system throughout
- Separate laundry and 2 wc's
- Spacious and private alfresco area perfect for entertaining
- Drying court and storeroom
- Double lock up garage
- Built in 1994
- Land size 248m<sup>2</sup>
- No strata fees
- Shire rates: \$2074.91 p.a.
- Water rates: \$1293.59 p.a.
- Yr22/23