

Maylands, 35/54 Central Avenue

A Lifestyle to Envy !

Rented at \$625 P/Week Until 23rd of June 2025!

Nestled in cul-de-sac seclusion yet within footsteps of Maylands' vibrant Whatley Crescent food and coffee precinct, this comfortable 3 bedroom 2 bathroom first-floor apartment is situated in the building on the central avenue side of the "Horizon Apartments on Central" complex and combines a secure elevated position with a sought after Central Avenue facing position in the complex.

Gated "fob" access into the development ensures security and overall peace of mind, with the building's own various private remote-control-accessible car parks playing host to two car bays, one in the basement and one on ground level plus a lockable storeroom - all allocated to the apartment. There is also a central pool and covered outdoor spa, adjacent to a fully-equipped gym and a resident's lounge with a kitchen - both kept cool in the summer and warm in winter through their own split-system air-conditioning units.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3 2 2

For Sale
UNDER CONTRACT

View
ljhooker.com.au/3R9RFGJ

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LJ Hooker City Residential
(08) 9325 0700

Upstairs, a carpeted open-plan living and dining area is nice and large, separating a covered, tiled balcony from a beautifully-tiled kitchen with sparkling stone bench tops, double sinks, glass splashback, a storage pantry, a slide out range hood, an electric cooktop, a stainless steel oven and a stainless-steel dishwasher. The bedrooms are all carpeted too and boast mirrored built-in wardrobes - double doors revealing the second bedroom-come-study that can be whatever you want it to be.

The master suite at the rear is the pick of the sleeping quarters though, coming complete with ample light and an intimate en suite bathroom - shower, toilet, stone vanity and all. Making the most of the floor space on offer is a stylish combined main bathroom/laundry with a stone vanity, a stone wash trough, a bathtub with a shower head, a toilet and an internal electric hot-water system.

Bus stops and Maylands Train Station are also nearby, as are the likes of schools, shopping centres, community and recreational facilities, Beaufort Street, the Maylands Yacht Club, Maylands Peninsula Public Golf Course, our picturesque Swan River, Perth Airport, the city, Optus Stadium, Burswood's Crown entertainment complex and much, much more. Now this is a location worth investing in!

Other features include, but are not limited to:

- Split-system air-conditioning to the living area
- Full-height mirrored built-in robes to the master and 2nd bedrooms
- Double linen/broom cupboard
- Stylish light fittings
- Feature skirting boards
- Located on the first floor (no lift access, stairs only)
- Four (4) dedicated complex visitor-parking bays out front
- Currently leased at \$625 per week until 23rd of June 2025

Points of Interest (all distance approximate):

- 120m to the nearest bus stop
- 400m to Maylands Train Station and cafes on Whatley Crescent
- 900m to the Swan River and Maylands Yacht Club
- 1.7km to Beaufort Street's café, restaurant, shopping and entertainment precinct
- 1.7km to Maylands Peninsula Primary School
- 2.0km to the Maylands Peninsula Public Golf Course
- 4.3km to Perth Airport
- 8.2km to the Perth CBD

Approximate Outgoings:

- Council Rates \$2,150.96
- Water Rates \$1,263.42
- Strata Admin \$1,205.10 p/qtr.
- Strata Reserve \$185.40 p/qtr.



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More About this Property

Property ID 3R9RFGJ

Property Type Apartment

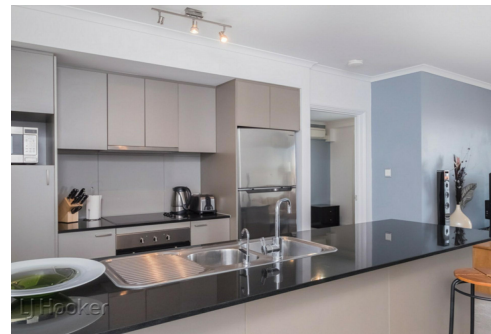
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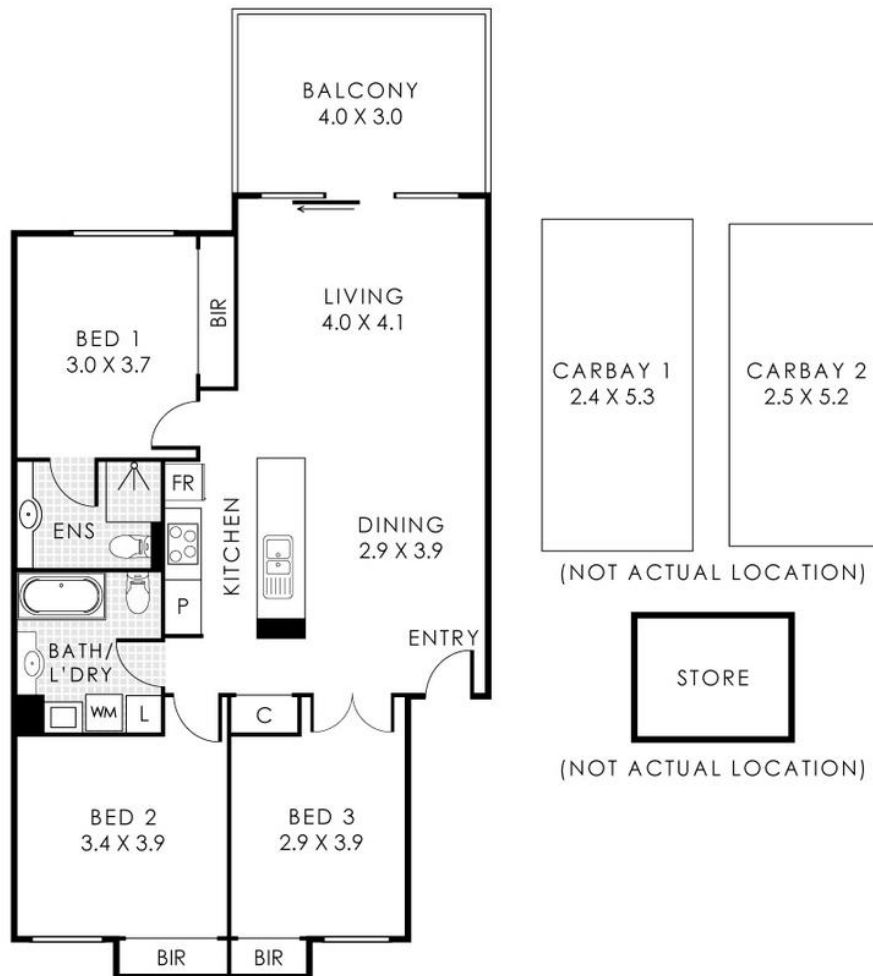
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35/54 Central Avenue, Maylands

Residence 87m² | Balcony 13m² | Carbay 1 13m² | Carbay 2 13m² | Store 5m²

Total Area 131m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. City Centre will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.citycentre.com.au