

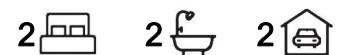
Maylands, 50/1 Kennedy Street

Magnificent Second Floor Residence in One Kennedy

A cool and connected location, just 5 kilometres from the Perth CBD "One Kennedy" Maylands offers its residents resort style facilities as well as a level of comfort and sophistication they desire and is an awesome low rise urban development for residents to enjoy all that Maylands has to offer.

With all its quality features this is a golden opportunity for downsizers, first home buyers or the astute investor. This exceptional property is the perfect addition to any investment portfolio with its low maintenance, prime location and well maintained facilities ! With a reliable tenant secured until May 2025, you can put your feet up and watch the rental income flow in, or wait until ready to move in and have plenty of time to plan for next year to downsize, occupy and enjoy the great lifestyle an apartment like this offers.

The experienced developer Finbar's 74th project delivery, One Kennedy was completed in 2020 and boasts a 20m solar heated swimming pool, fully equipped gym and sauna,



For Sale
UNDER CONTRACT

View
[ljhooker.com.au/3R9AFGJ](https://l.jhooker.com.au/3R9AFGJ)

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community common room with kitchen and common area outdoor entertaining areas equipped with BBQ's

2 Bed | 2 Bath | 2 Car

- Spacious light filled open plan living & dining that flows out onto the balcony
- Recessed LED downlights provided to Living Dining, Kitchen area and master bedroom of the apartment.
- Modern kitchen with Stainless Steel inbuilt appliances with undermount rangehood
- Master Bedroom with ensuite and WIR
- Generous sized second bedroom appointed with Mirrored built-in wardrobe
- Deluxe combined laundry/ 2nd bathroom with quality plumbing fixtures
- Generous 16sqm balcony
- Split system Air conditioners provided to living area and bedroom 1
- Located on the second floor (no lift access, stairs only)
- Secure double car bay (Tandem) and store room
- Currently leased at \$700 per week unfurnished until 9th of May 2025.

Points of interest (all distances approximate according to Google Maps)

- 550m walk to Maylands Train station
- 600m walk to Eighth Ave Cafes
- 1.5km to Woolworths Inglewood
- 1.5km to Maylands IGA supermarket
- 1.5km to Coode Street Cafe
- 1.9km to Inglewood Hotel
- 3.2km to access Graham Farmer Freeway
- 5.4km to Optus Stadium
- 5.8km to Perth CBD

Approximate Outgoings :

- Council Rates \$2,197.36pa
- Water Rates \$1,285.92pa
- Strata Admin \$1,029.60 p/qtr
- Strata Reserve \$36.08 p/qtr

More About this Property

Property ID 3R9AFGJ

Property Type Apartment

Daniel Colbert 0414 337 434

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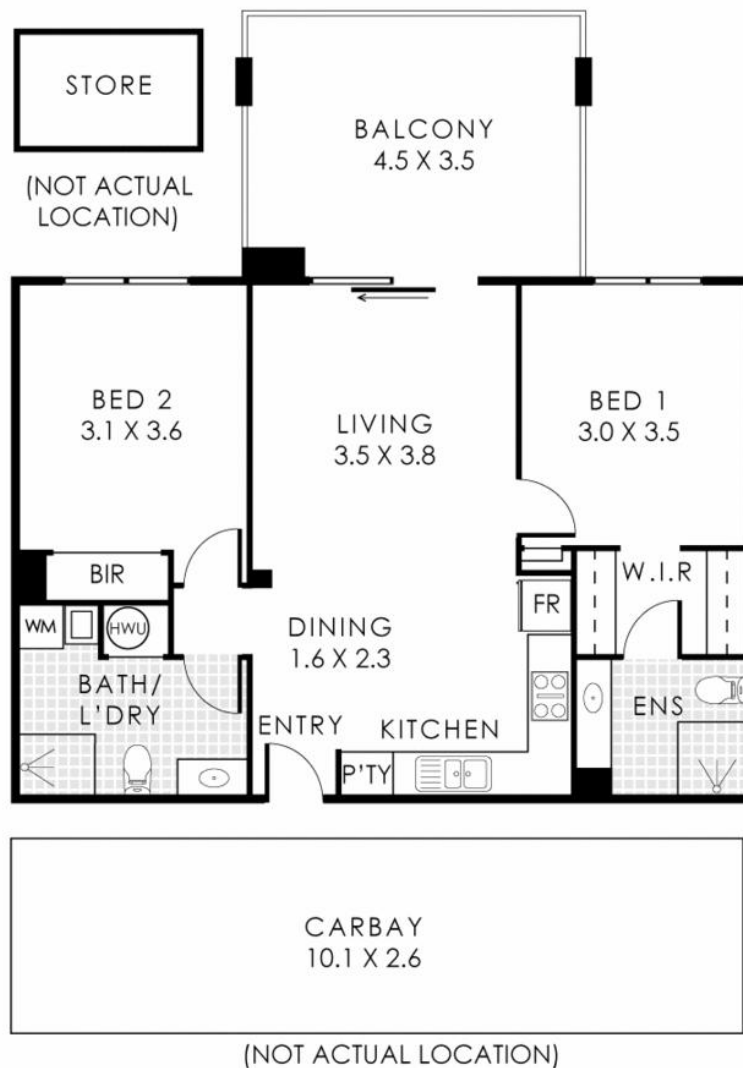
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50\1 Kennedy Street Maylands

Residence 70m² | Balcony 16m² | Carbay 26m² | Store 4m²

Total Area 116m²



The floorplan is for illustrative purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are on approximate interpretation only. Measurements and total area do not include or account for wall thickness or roof area under eaves. C/O Creative 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.
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