







2 Hinkler Loop, Maylands

Lakeside Living with Space and Potential —Act Fast Before It's Gone!

Auction Location: Online

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GONE !

Under Contract by Openn Negotiation.

The Openn Negotiation is underway and the property can sell at any time. Contact the agent immediately to become qualified and avoid disappointment ! ! !

Under instructions to liquidate! For sale by Finance Friendly Online Auction!

The owner has moved overseas and is not returning. A sale via Online Auction is a necessity and the seller is fully committed to meeting the market.

4 2 2

FOR SALE
Please Call

AGENTS
Daniel Colbert
0414 337 434
daniel.colbert@ljhooker.com.au

AGENCY
LJ Hooker City Residential
(08) 9325 0700

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.

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INVESTMENT OPPORTUNITY - SOLD SUBJECT TO EXISTING FIXED-TERM TENANCY
Currently leased at $900 per week until 9 March 2028. The property is being sold subject to the existing tenancy, which will continue after settlement in accordance with its terms. Vacant possession will not be available at settlement.

IMPORTANT INSPECTION NOTICE: The LAST advertised home open (30th October 2026 10:00am-10:30am) is the only inspection opportunity available before the Final Bidding Stage. No private inspections will be conducted prior to the Final Bidding Stage. Buyers should attend an advertised home open and undertake any enquiries they consider necessary before registering or bidding.
Please note: The seller reserves the right to accept an offer and sell the property prior to the Final Bidding Stage, subject to the Openn Negotiation terms and conditions.

The Open Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment.

Offering an enviable lifestyle on a tranquil peninsula loop, this well-presented four-bedroom, two-bathroom home combines expansive open-plan living with an unbeatable location right across from the parklands of Lake Brearley. Featuring a secure double carport with an automatic sectional door, a highly functional floorplan, and bright internal spaces, it provides a comfortable sanctuary designed for easy everyday living.

Stepping inside, a dedicated entryway leads into a front lounge room, providing a private and cozy place for the family to relax away from the main living hub.

Flowing through, the home opens into a massive kitchen, dining, and family area. The large, well-appointed kitchen serves as the heart of the home, boasting generous preparation surfaces, a breakfast bar for casual dining, stainless steel appliances including a gas cooktop, a dedicated rangehood, and an under-bench oven. Overlooking the bright living spaces, it keeps you fully connected to family life and social gatherings.

Sliding doors extend the living area outdoors to a paved pergola area, providing a great setting for year-round entertaining. The surrounding yard offers plenty of scope to design your dream outdoor oasis, further enhanced by the home's premier corner position.

Privately located at the front of the home, the spacious master bedroom captures beautiful green vistas of the lake parklands through large windows. It comes complete with a generous walk-in robe, split-system air conditioning, and a neatly presented ensuite featuring a glass-framed shower, vanity, and toilet.

The family wing houses three additional well-proportioned bedrooms, all positioned around the central living areas. The secondary bathroom is neutrally styled with a glass shower and vanity, while a dedicated laundry with linen storage and direct outdoor access adds extra convenience to the layout.

Conveniently located just steps from Lake Brearley, with the Swan River foreshore, Maylands Peninsula Public Golf Course, local schools, and the vibrant Whatley Crescent cafe strip all within easy reach, this property offers premium lakeside living in a highly sought-after Maylands pocket.

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

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" Lake Brearley & Parklands —Right at your doorstep
- 150m to Nearest Bus Stop (Tranby Rd Before Dakota Av)
- 650m to Swan River (Tranby Reserve)
- 1.2km to Maylands Peninsula Public Golf Course
- 2km to Maylands Peninsula Primary School
- 2.9km to Maylands Park Shopping Centre
- 3.1km To The RISE
- 4.3km to Maylands Train Station
- 7.7km to Perth CBD
- 10.2km to Optus Stadium
- 14.3km to Perth Airport (T1)

Openn Negotiation is now underway. This online campaign is open to qualified buyers and may result in a sale as early as tomorrow, subject to the campaign terms and seller acceptance.

Auction/Purchase Terms and Settlement Timeframes Apply:

Deposit: $50,000. Refer to Openn Negotiation terms and Contract.
Property condition: Sold "as is", subject to the Contract terms.
Settlement: 30 days from the Contract Date for cash buyers. Finance-friendly bids may be accepted, with settlement due 21 days after the Buyer obtains Finance Approval, subject to the finance particulars and latest approval date stated in the Openn Bidding Form and Contract.
Sold subject to the existing fixed-term tenancy expiring on 9 March 2028.

Please note: The seller reserves the right to sell the property prior to the auction, subject to the Openn Negotiation terms and conditions.

Contact Exclusive Agent Daniel Colbert immediately to become qualified to participate. Register to watch the campaign at openn.com.au.

Rates & Dimensions :

- Council Rates - $2,939.14 p.a.
" Water Rates - $2140.76 p.a.
" Total Land Area —500m2

- Disclaimer/ Important Information: The evaporative air-conditioning system, solar hot-water system and satellite equipment are not operational and are not available for use. These items are included in the sale in their present condition. Prospective buyers should make their own enquiries and review the contract, annexures and documents available through the Openn bidder portal before bidding.

- *Images are for illustrative purposes and may have been taken prior to the current tenancy.

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MORE DETAILS

Property ID	3WAZFGJ
Property Type	House

Daniel Colbert 0414 337 434
Sales Executive | daniel.colbert@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700
Shop 30, 82 Royal Street, EAST PERTH WA 6004
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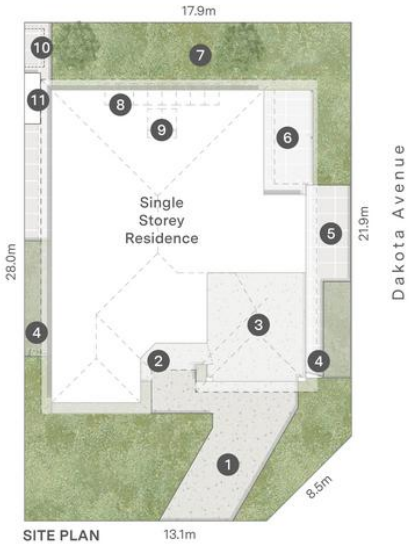
FLOOR PLAN

1. Driveway Parking | 2. Entry Porch
3. Secure Double Carport | 4. Side Gate Access
5. Open-Air Patio | 6. Covered Alfresco
7. Fenced Grass Yard | 8. PV Solar Panels
9. Solar Hot Water | 10. Drying Court
11. Garden Shed

NORTH



SITE PLAN

Hinkler Loop

2 Hinkler Loop Maylands

Internal 184m² | Alfresco & Porch 24m² | Open-Air Patio 14m² | Carport 34m²

→ 500m² Land Size
→ 2 Car + Off-Street
→ 4 Bed
→ 2 Bath

Total 256m²

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Daniel Colbert 0414 337 434

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of FloorScape. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by FloorScape & is subject to strict copyright. No ownership is taken of building design. Find out more at floorscape.au

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