



6 Swan Bank Road, Maylands

## Ready to move in, spacious family friendly design

Nestled in one of Maylands sought after pockets, this family home is a stones throw away from the beautiful Maylands Peninsula Public Golf Course and a short walk to the Swan River. This surprisingly-comfortable 4 bedroom 2 bathroom two-storey residence delivers easy living today with exciting scope for tomorrow.

Spacious, inviting and brimming with living options, it's a home that welcomes you in as it is, yet tempts you with the chance to add your own personal modern touches and truly make it shine. Here, tranquillity meets opportunity in the best way possible.

Downstairs and beyond a paved entry courtyard sits a spacious and carpeted front lounge room to the left. To the right, a large master-bedroom suite is also carpeted under foot and boasts a ceiling fan and a "his and her" walk-through wardrobe - leading into a private ensuite bathroom with a toilet, shower, twin-vanity basins, under-bench storage and heat lamps.

A linen press and an under-stair closet provide storage options, whilst a separate powder room is ideally positioned for guests. An expansive open-plan kitchen, meals, family and games area is neatly tiled,

4 2 2

**FOR SALE**  
UNDER CONTRACT

### AGENTS

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### AGENCY

LJ Hooker City Residential  
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LJ Hooker

brilliant in its functionality and can be set up any which way you like, with a gas bayonet for heating complemented by a breakfast bar, a step-in corner pantry, a microwave nook, double sinks, a stainless-steel range hood, a stainless-steel Tisira gas cooktop, a stainless-steel Westinghouse under-bench oven and a stainless-steel Dishlex dishwasher.

The family room flows out to a shaded and secluded backyard setting with lawn and a clothesline, whilst the games room extends entertaining out to a huge patio that is generous enough to cater for absolutely any occasion. The alfresco even allows for extra covered parking space beyond a secure remote-controlled double lock-up carport, with internal shopper's entry - via the laundry.

Upstairs, a carpeted study - or activity - area plays host to a double linen press, with the spare bedrooms also carpeted, to keep with theme. All three have built-in robes, for good measure.

The fourth bedroom overlooks the treetops in the opposite direction, with a light, bright and practical main family bathroom catering for everybody's individual needs in the form of a shower and separate bathtub. A separate third upper-level toilet completes the picture.

Only a matter of steps separates your front door from bicycle paths, lovely Lake Bungana and our picturesque Swan River, with the Maylands Jetty and the Maylands Tennis and Yacht Clubs also nearby and very much within arm's reach themselves, along with sprawling riverside Berringa Park. The likes of The RISE recreation centre, shopping and medical facilities, trendy cafes and restaurants, bus stops, Maylands Train Station, excellent schools (including Maylands Peninsula Primary School) and so much more are all just a matter of minutes away in their own right too, for living convenience.

Across from the greenery and ripe with potential, this is an above-par opportunity - no matter which way you look at it!  
Features include:

- Paved entry courtyard
- Formal front lounge room
- Spacious open-plan games/family/meals/kitchen area
- Dishwasher
- Upstairs study/activity area
- Downstairs master suite
- Upper-level main bathroom and minor sleeping quarters
- Robes in every bedroom
- Laundry off the kitchen
- Ground-level powder room
- Separate (3rd) toilet upstairs
- Under-stair storeroom
- Downstairs and upstairs linen presses
- Large outdoor patio-entertaining area
- Solar-power panels
- conditioning on both levels
- Gas bayonet downstairs
- Ceiling fans in the master suite and two of the upstairs bedrooms
- Feature down lights
- Security doors
- Gas hot-water system
- Reticulation
- Three (3) garden sheds
- Established lawns and gardens
- Remote-controlled double lock-up carport - with rear access to the patio, for extra parking if need be
- 450sqm (approx.) block
- Built in 2000 (approx.)

- Agents Note - upstairs living, bedrooms two, three and four and are computer generated images.

Points of Interest (all distance approximate):

- 250m to the nearest bus stop
- 20m to Maylands Peninsula Public Golf Course
- 100m to the nearest bus stop
- 650m to the Swan River
- 1.1km to Maylands Peninsula Primary School
- 1.5km to Maylands Park Shopping Centre
- 1.5km to The RISE
- 1.9km to Maylands Train Station
- 5.1km to Optus Stadium
- 5.7km to Perth CBD
- 13.8km to Perth Airport (T1)

Rates & Dimensions:

- Council Rates - \$2,970.71 p.a.
- Water Rates - \$1,470.29 p.a.
- Total Land Area 450 sqm

## MORE DETAILS

Property ID                    3U0PFGJ  
Property Type                House

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← NORTH



6 Swan Bank Road Maylands

Internal 217m<sup>2</sup> | Verandah & Alfresco 67m<sup>2</sup> | Carport 34m<sup>2</sup>



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- 450m<sup>2</sup> Land Size      → 4 Bed
- 2 Car + Off-Street    → 2 Bath + Powder

Total 318m<sup>2</sup>

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