



62A Caledonian Avenue, Maylands

## HOME OPEN CANCELLED - UNDER OFFER

Where Andy Warhol meets James Bond - and they both want the keys.

This isn't your average first home - it's your statement piece. A modern, funky 3-bedroom, 2-bathroom pad in the heart of booming Maylands, where style meets swagger and your weekends are all about coffee runs, river walks, and rooftop drinks.

Large living dining currently housing full pool table and the sauna in the office.




Think clean lines, and luxe finishes - the kind of place where martinis are shaken, not stirred, and every angle feels ready for its close-up.

You'll love being minutes from Maylands' creative strip, where art, eats and nightlife collide - and your investment is growing faster than Bond's body count.

- inspired. Agent-approved. Absolutely you. Welcome to your first home with personality.

What we love:

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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**FOR SALE**  
\$1,100,000

### AGENTS

Katie Lawley  
0448 682 624  
katie.lawley@ljhooker.com.au

### AGENCY

LJ Hooker City Residential  
(08) 9325 0700



- Three fantastic size bedrooms
- Theatre room with thermal honeycomb blinds
- Huge lounge/dining leading to courtyard
- Modern kitchen with dishwasher and gas hob
- Separate laundry and laundry cupboard leading to 2nd small courtyard
- Great size study nook, currently with sauna
- Fantastic floorplan
- Double garage plus work space nook
- Set back from street, quiet and private
- Natural light throughout and not overlooked
- NBN Fibre to curb

**Rates:**

Council - \$2,537.79 p.a.

Water - \$1,475.79 p.a.

Private viewings available, contact me ASAP

**MORE DETAILS**

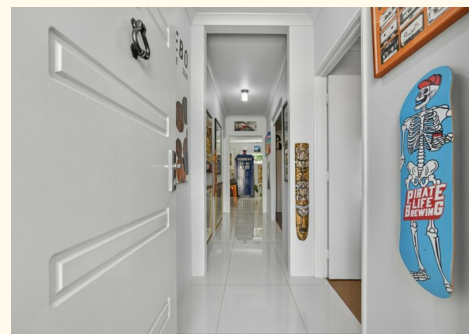
Property ID	3UBWFGJ
Property Type	House
Land Area	276 m2
Including	Air Conditioning Courtyard Dishwasher Built-in-Robes Remote Garage

**Katie Lawley 0448 682 624**

Sales Executive | [katie.lawley@ljhooker.com.au](mailto:katie.lawley@ljhooker.com.au)

**LJ Hooker City Residential (08) 9325 0700**

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*Approximate Areas*

Internal Living	137m <sup>2</sup>
Alfresco	23m <sup>2</sup>
Garage	36m <sup>2</sup>
Porch	2m <sup>2</sup>
Total Lot Size	276m <sup>2</sup>



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

[www.cityresperth.ljhooker.com.au](http://www.cityresperth.ljhooker.com.au)  
[www.propertyexperience.ljhooker.com.au](http://www.propertyexperience.ljhooker.com.au)

