



5/71 Kirkham Hill Terrace, Maylands

## Stylishly Spacious!

Tucked away within a quiet and well-maintained group, this beautifully presented residence offers the perfect blend of low-maintenance living and generous interior space. Privately positioned within the complex, it delivers a sense of comfort and calm while still being moments from the lifestyle conveniences that make Maylands such a sought-after place to call home.

Step inside and you're welcomed by a dedicated entrance area that sets the tone for the home, where a versatile multipurpose space offers the flexibility to create a quiet retreat, home office, or kids' games room. From here, the home opens into the heart of the residence, revealing a light-filled open plan living and dining area featuring neutral tones, modern finishes and easy-care flooring to create a warm and inviting everyday space.

The contemporary kitchen sits at the centre of it all, thoughtfully designed with sleek soft-close cabinetry, quality appliances, a gas cooktop with electric oven, and generous bench space including a large breakfast bar that makes both entertaining and daily living effortless.

Sliding doors extend the living area outdoors to a spacious undercover alfresco, creating a natural extension of the home and the

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### FOR SALE

Please Call

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### AGENCY

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 **LJ Hooker**

perfect place to host weekend catch-ups, enjoy a quiet morning coffee or unwind in the fresh air. The private courtyard offers a low-maintenance outdoor setting without sacrificing space.

The bedrooms are well-proportioned and thoughtfully designed, with a floor plan that allows for separation between the master suite and the minor bedrooms. The spacious master bedroom features its own ensuite and a generous walk-in robe, while the second and third bedrooms both include built-in robes and are serviced by a modern central bathroom finished with clean, contemporary touches.

Comfort and practicality have also been carefully considered throughout the home, with ducted reverse cycle air conditioning, gas instant hot water, a separate storeroom, and a secure double garage providing everyday ease.

The location adds another layer of appeal. Just a short stroll to the Swan River, scenic walking and cycling paths, and nearby parklands, the home offers a relaxed lifestyle surrounded by nature. You're also within walking distance of Maylands Peninsula Primary School and positioned within the Mount Lawley Senior High School catchment, while nearby bus routes provide an easy connection straight into the city.

Offering privacy, space and effortless lock-and-leave living in a superb lifestyle setting, this is a home that delivers comfort and convenience in equal measure.

Points of Interest (all distances are approximate):

- 600m to De Lacy Reserve
- 900m to Maylands Peninsula Golf Course
- 1.0 km to Maylands Primary School
- 1.1km to Maylands Park Shopping Centre
- 1.5km to Maylands Station
- 3.0km to Graham Farmer Fwy
- 6.0km to Perth CBD

Rates & Dimensions:

- Council \$2,658.04 pa
- Water \$1,371.28 pa
- Strata Admin \$696.42 p/qtr
- Residence Area 178sqm
- Total Area 277sqm

## MORE DETAILS

Property ID                    3V65FGJ  
Property Type                House

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Approximate Areas	
Internal Area	147m <sup>2</sup>
Porch	4m <sup>2</sup>
Garage	29m <sup>2</sup>
Alfresco	13m <sup>2</sup>
Total Lot Size	277m <sup>2</sup>

## **LJ Hooker** 5/71 Kirkham Hill Terrace, Maylands

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.

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