







Maylands, 12/33 Kathleen Avenue

UNDER OFFER

2 1 2

Located in the heart of Maylands is this 2 bedroom unit currently tenanted at $440 per week. Lease in place to MARCH 2025.

Just a 1km drive from Maylands train station and the funky vibe of Seventh and Eighth Avenues with cafe's and boutiques.

Plenty of options here to add value too but the layout and size has it all.

What we love:

* Growth Suburb
* 6.7% Gross Yield
* Two great size bedrooms
* Fantastic Maylands location

For Sale
Offers from $349,000

View
ljhooker.com.au/3PBXFGJ

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LJ Hooker

LJ Hooker City Residential
(08) 9325 0700

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* Large Bathroom
* Washer and Dryer
* Great layout
* Good size balcony
* Two car bays

Rates & Dimensions:
- Council Rates - $ 1,701.03 pa
- Water Rates - $ 898.48 pa
- Strata Admin - $800.05 pq
- Strata Reserve - $58.40 pq
- Internal area - 54 sqm
- Total area - 59 sqm
- Balcony area - 5 sqm
- Car Bays - Exclusive use







More About this Property

Property ID	3PBXFGJ
Property Type	Unit
House Size	59 m²
Including	Air Conditioning Balcony Built-in-Robes Secure Parking

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