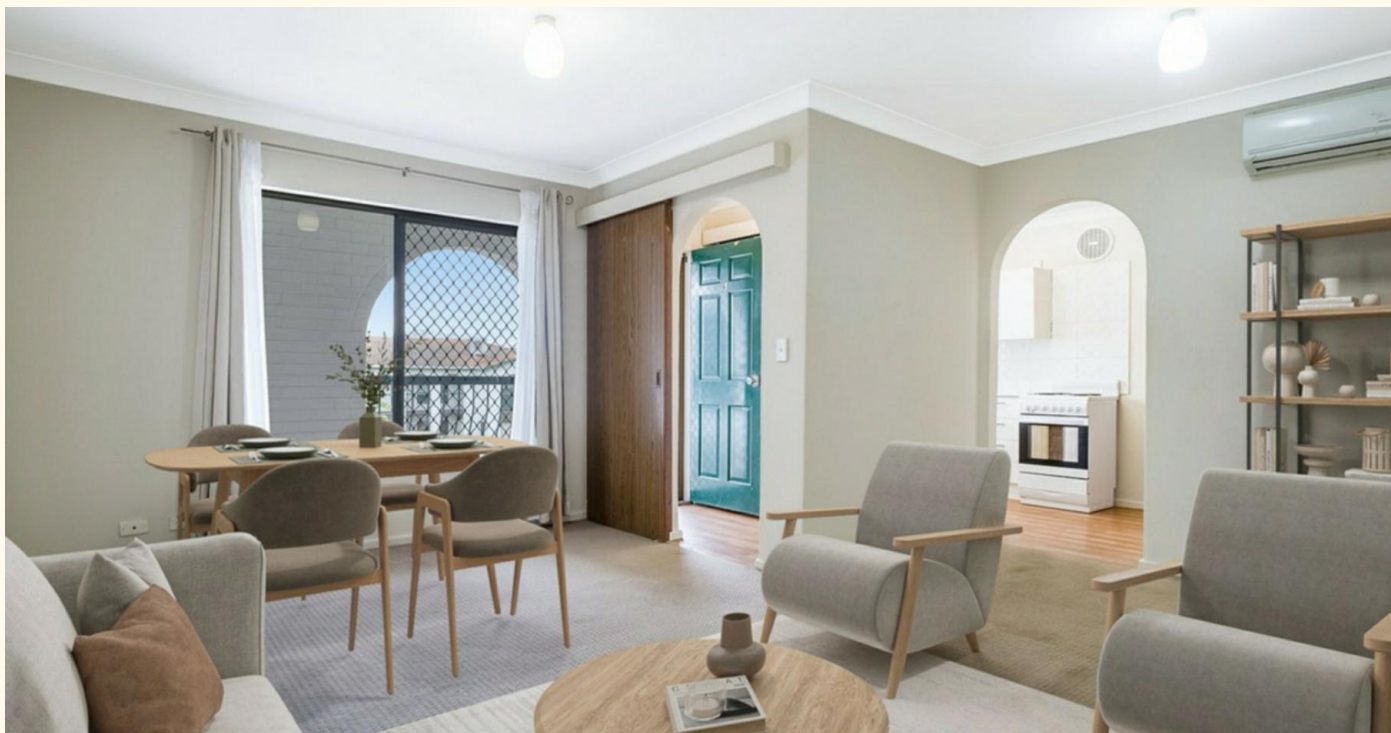




13/7 Ninth Avenue, Maylands

Relocating Owner Liquidating - Must Be Sold At Auction!!

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

Our owner is now relocating overseas creating a genuine opportunity to secure a well located unit in Maylands that must be sold! Whether you're searching for your first home, a property tailored for Maylands' established rental market or an easy-care lock & leave base, this is an auction opportunity that simply cannot be missed. A sale via Online Auction is a necessity and the seller is fully committed to meeting the market.

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.

Positioned within a quiet, well-maintained complex, this neatly presented two-bedroom, one-bathroom apartment offers comfortable, low-maintenance living in a highly convenient Maylands location.

Stepping inside, the spacious open-plan living and dining area creates a warm and welcoming space, filled with natural light and kept

2 1 1

FOR SALE

Motivated Seller will "Meet the Market!"

VIEW

By Appointment

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.



comfortable year-round by a split-system air conditioner. Traditional arched doorways flow into a separate, practical kitchen complete with a freestanding electric cooker, single bowl sink and a classic neutral palette.

Both bedrooms are well-proportioned, including a generous master suite. Servicing the home is a functional, combination bathroom and laundry that features a glass-enclosed shower stall, a separate built-in bathtub, a vanity with overhead mirrored storage, and a dedicated laundry trough.

Set on the top floor of the charming "Kardinia Gardens" complex, the apartment benefits from secure screen doors and a pleasant outlook across elegant arched walkways. A dedicated, numbered car bay directly downstairs adds further everyday convenience.

Conveniently located close to local parks, the Swan River precinct, Maylands Train Station, and the bustling Eighth Avenue cafe strip, this apartment offers an easy-care lifestyle with everything close at hand.

Now vacant, this property is ready and waiting for you to move right in at settlement with no tenancy to finalise.

Invest or nest —this property is perfect to enjoy and occupy yourself or find the ideal tenant with an estimated rental return of \$600 - \$650 Per week.

Whether you are looking to commute effortlessly to the city, stroll down to the vibrant Eighth Avenue café strip for weekend brunch, or enjoy a sunset walk along the Swan River, this ultra-convenient location delivers it all.

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

- " Nearest Bus Stop (East St After Ninth Ave) —70m
- " The RISE Maylands —250m
- " Coles Maylands —350m
- " Swan River Foreshore —400m
- " Maylands Fork 'n' Good Fish & Chips —450m
- " The Seasonal Brewing Co & Lyric Lane —500m
- " Maylands Train Station & Bus Links —800m
- " Pano the Barber —850m
- " Maylands Peninsula Primary School —1km
- " De Lacy Reserve —1.4km
- " Maylands Peninsula Golf Course —1.5km
- " Noggo's Café —1.7km
- " Perth CBD —4.6km
- " Perth Airport —7.4km

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: \$20,000. 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.

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 \$1,898.55 pa
- Water Rates \$1437.96 pa
- Strata Admin \$490 p/qtr
- Strata Reserve \$196 p/qtr
- Internal: 68sqm Car: 14sqm Total: 82sqm**

" Agents Note —Rooms shown with furniture are computer generated images.

- * Strata, council & water costs, and apartments measurements are approximate; interested parties are welcome to carry out their own costs & measurements due-diligence.

MORE DETAILS

Property ID 3WBKFGJ
Property Type Unit

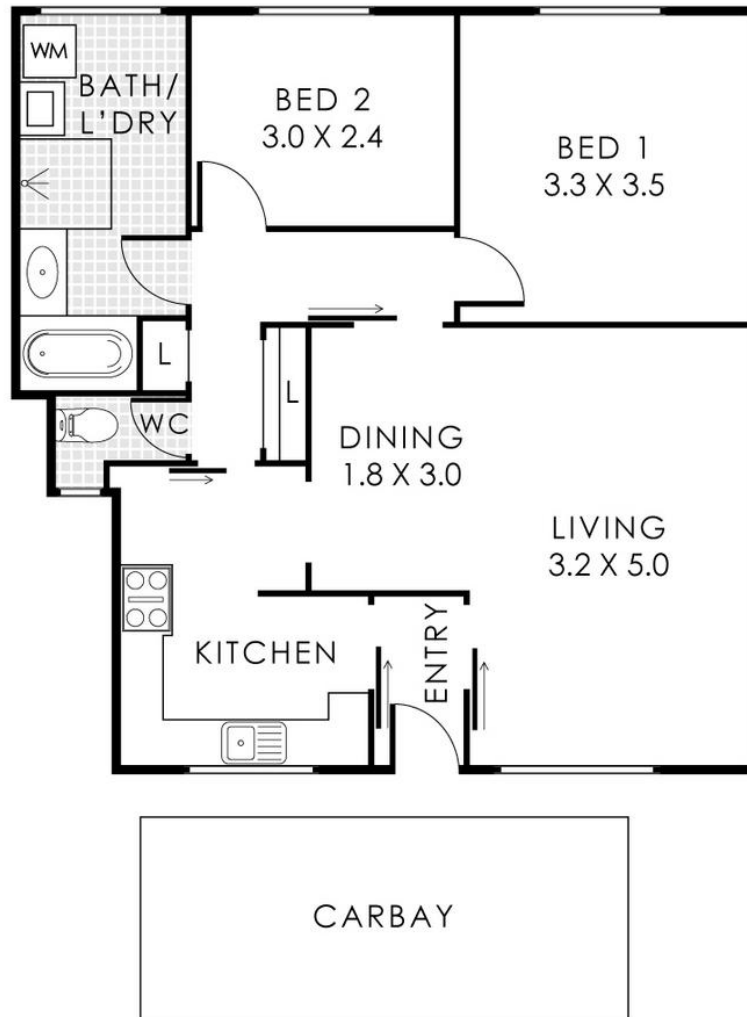
Daniel Colbert 0414 337 434

Sales Executive | daniel.colbert@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700

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(NOT ACTUAL LOCATION)

13/7 Ninth Avenue, Maylands

Residence 68m² | Carbay 14m²

Total Area 82m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate representation only. Measurements and floor areas do not include or account for wall thickness or roof area under eaves. C/Os Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose.
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