

Maylands, 14/91 Seventh Avenue

GOOD BONES, GREAT POTENTIAL !

Located between Beaufort Street and the Maylands train station this top floor unit is ripe for renovation and waiting for either the astute investor looking for a renovators special; or the first home buyer to put their own personal touch on this unit.

An easy rental in a central location, this property literally sells itself. Or - why pay rent when you could be paying off your own apartment only a few km from the city. When your circumstances change, this is a great property to hold and start your property portfolio.

Good bones with a great floorplan, the layout extends itself to easy remodelling. This property is in need of some TLC, however with improvements it will soon stand out amongst apartments that have already been renovated in the complex, and the location of this unit is so central, with a short walk taking you to local shops, cafes and restaurants, while public transport is readily accessible. With main roads a mere hop skip and a jump from your door you'll have seamless access to everything Perth has to offer.



For Sale
UNDER CONTRACT

View
ljhooker.com.au/3SGPFGJ

Contact
Daniel Colbert
0414 337 434
daniel.colbert@ljhooker.com.au



LJ Hooker City Residential
(08) 9325 0700

Disclaimer: 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.

Features include :

- Small community of 18 units
- 2 bed | 1 bath
- 56m2 of internal living area plus balcony
- Open Plan living
- Functional kitchen with CHEF combined cooktop and oven
- Integrated laundry and bathroom
- Carport and visitors bays
- Currently tenanted until the 12th of May 2025 at \$350 per week.

Perfect location on the Inglewood border combined with the convenience of walking distance to Maylands train station and Eighth Avenue's Cafes.

This one won't last. Arrange to take a closer look. Call now on 0414337434

Rates & Dimensions:

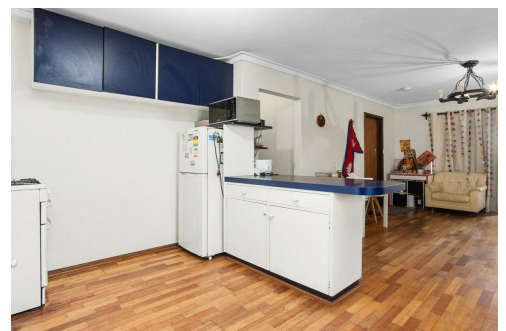
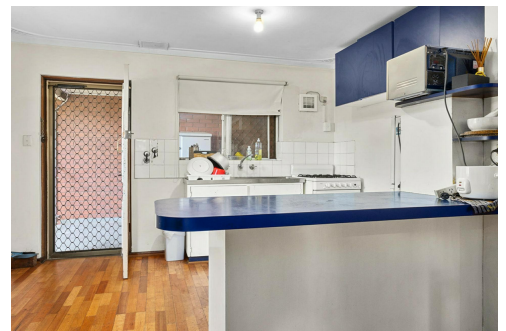
- Council Rates \$1,732.26 pa
- Water Rates \$1,289.72 pa
- Strata Fees \$425 p/qtr (Admin)
- Strata Fees \$375p/qtr (Reserve)
- Total Internal Strata Area 56m2

More About this Property

Property ID	3SGPFGJ
Property Type	Unit
Land Area	56 m2

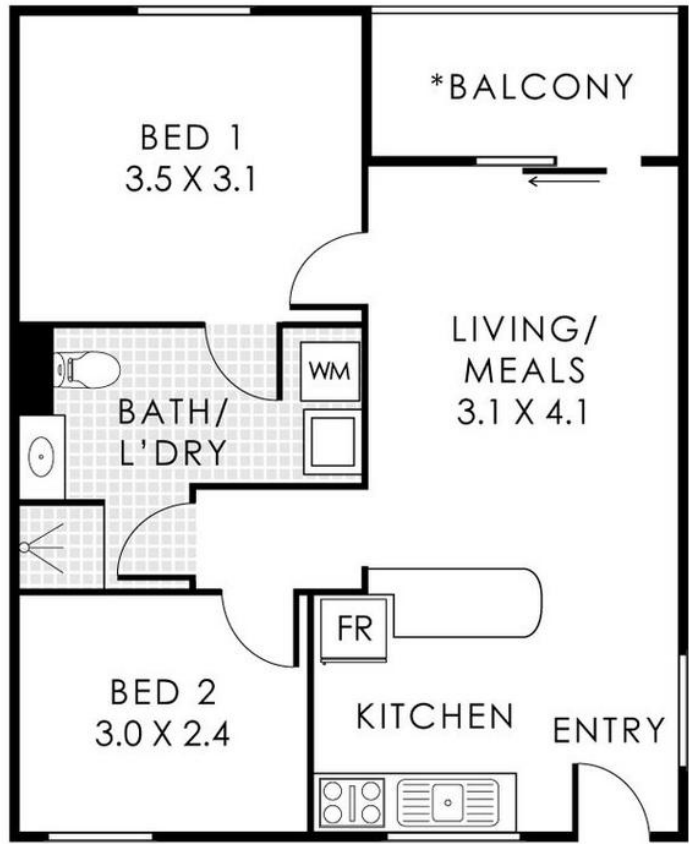
Daniel Colbert 0414 337 434
Sales Executive | daniel.colbert@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700
Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au



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14/91 Seventh Avenue, Maylands

*FOR EXCLUSIVE USE

Residence 56m²
 Total Strata Area 56m²



The location is for illustrative purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or wall areas and/or areas. City Councils will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purpose.
 www.cdbcreate.com.au