

19/12 Tenth Avenue, Maylands

Lock-and-Leave Convenience in Maylands!

Best Offers by 19/11 at 1pm - Unless Sold Prior.

NOW VACANT ! GET IN TOUCH ASAP TO VIEW !

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

Stepping inside, easy care flooring flows through the open-plan kitchen, dining and living area, creating a warm and welcoming space. Featuring modern aesthetics and a neutral colour palette throughout, the apartment is ready to simply move in and enjoy.

The kitchen is neat and practical, complete with a freestanding gas cooker and ample storage space. The living area opens directly onto a private outdoor balcony, creating a pleasant outdoor space to relax.

Both bedrooms are well-proportioned and are carpeted for comfort. Positioned nearby, the bathroom is neat, modern, and functional, complete with a shower, vanity, and toilet. A secure electronic complex gate with remote control access* adds further everyday

2 1 0

FOR SALE
$469K - $489K

VIEW
Sat 7th Nov @ 11:10AM - 11:30AM

AGENTS
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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.

convenience to the complex.

2 Bed | 1 Bath

- Located inside a secure, well-maintained complex with controlled gate access.
- Shared laundry facilities with updated modern machines
- Easy access to CBD via train, bike or car
- Secure complex with electronic vehicle gate access*

Leave the car keys behind! You are perfectly positioned just footsteps away from Maylands' finest lifestyle strips, trendy cafes, and effortless city transport:

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

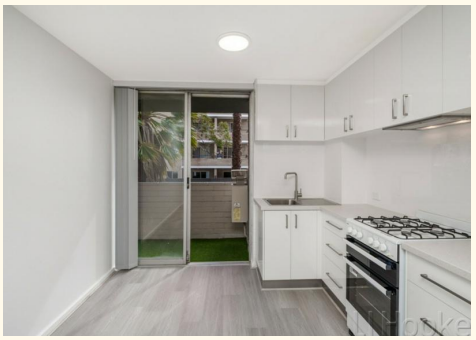
" 400m to Maylands train station
" 450m to Dome Café Maylands
- 1.1km to Woolworths Inglewood
- 1.1km to Shearn Park
- 1.4km to Maylands Park Shopping Centre
- 2.6km to Maylands Golf Club
- 4.6km to Perth CBD
- 8.2km to Perth Airport

Invest or nest —this property is perfect to enjoy and occupy yourself or find the ideal tenant with an estimated rental return of $570 - $600 Per week.

Rates & Dimensions
- Council Rates $1,802.51 pa
- Water Rates $944.74 pa
- Strata Fees $641 p/qtr (Admin)
- Strata Fees $489 p/qtr (Reserve)
- Total Strata Area 57m2 (Including balcony)

- Parking Disclaimer: Vehicle parking within this strata complex is situated entirely on common property. There are no designated, reserved, or exclusive-use car bays allocated to individual lots. Parking operates strictly on an unallocated, unregulated, and "as-available" basis for residents. Secure vehicle access to the common property carpark is via an electronic gate system (remote/fob operated), and any visitor intercom programming requests made to the Strata Manager may incur standard contractor service fees. Prospective buyers must rely on their own enquiries and the official Pre-Contractual Disclosure Statement.







MORE DETAILS

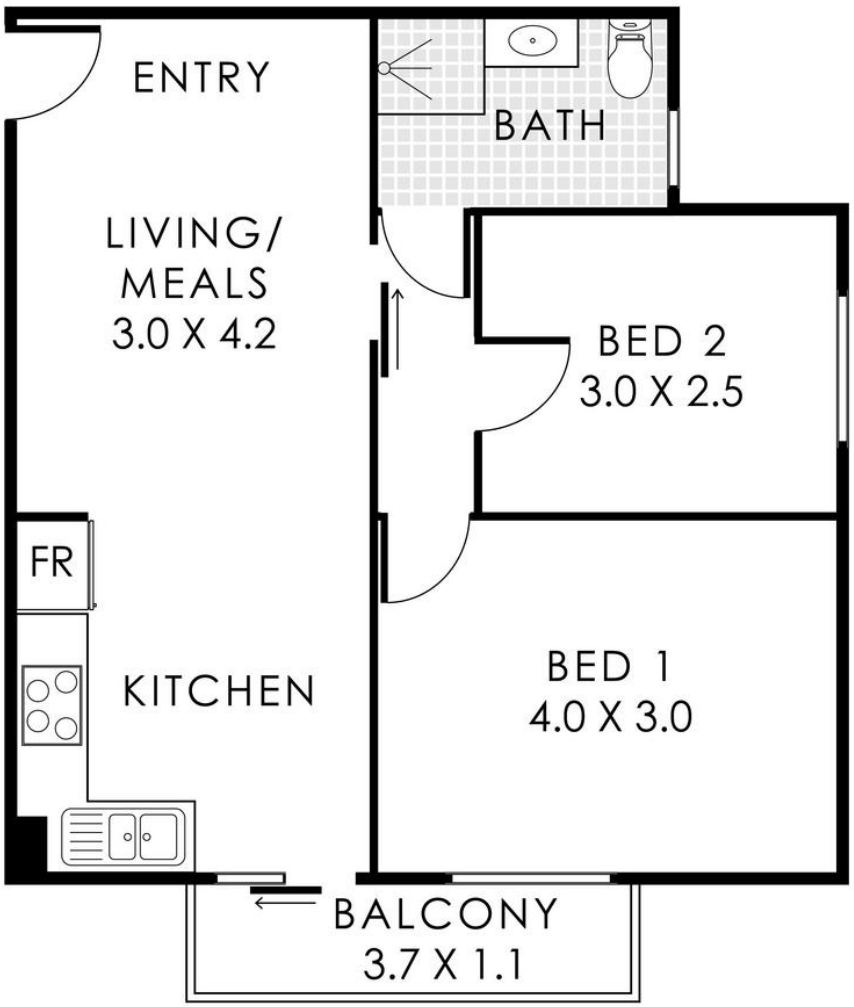
Property ID	3W5QFGJ
Property Type	Unit

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LJ Hooker
Property Experience Central



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Total Strata Area **57m² (Includes Approximately 4m² Balcony).**

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 interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
www.cribcreative.com.au

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