



Maylands, 2/18 Fogerthorpe Crescent

Scenic Serenity!

2 1 1

Occupying a sought-after ground-level position within the established "Peninsula Glades" complex, this stylish 2 bedroom 1 bathroom apartment will suit those from all walks of life whilst pleasantly surprising everybody with its practical floor plan, abundant internal storage and breathtaking views of the river, our world-class Optus Stadium, the iconic Crown Towers at Burswood, the sprawling Maylands Peninsula Public Golf Course greens and the lush Berringa Park lawn and bushland.

A private paved rear entertaining space is semi-covered by a delightful partially covered area and allows you to entertain to the most spectacular of backdrops. A second intimate courtyard* also enjoys its own slice of the mesmerising vista at hand and can be accessed from the contemporary kitchen —well-equipped with sleek stone bench tops, tiled splashbacks, a microwave nook, a dishwasher recess, an integrated stainless-steel range hood, a Smeg ceramic cooktop and a Miele under-bench oven for good measure.

For Sale
UNDER CONTRACT

View
ljhooker.com.au/3R4YFGJ

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(08) 9325 0700

Fitted with shade blinds, the entertaining area allows you to experience a seamless indoor-outdoor integration with the connecting open-plan living and dining area. Adjacent to the kitchen, the breezy central hub of the layout boasts split-system air-conditioning, a linen press and a built-in study nook with a desk, ample power points, over-head storage and extra neighbouring cupboard space.

Both bedrooms are carpeted and spacious in size, inclusive of the larger master —built-in double-sliding-door wardrobes, custom bedside storage, over-head cupboards and all. The second bedroom is graced by modern light fittings, a linen/storage cupboard and full-height triple-sliding-door built-in robes.

The fully-tiled bathroom plays host to a shower, vanity, under-bench storage and a separate fully-tiled toilet. Making the most of both the floor and wall space on offer is a cleverly-concealed European-style laundry with storage, hidden behind full-height double sliders.

The residence's main entry is via a large gated front courtyard* —paved for low-maintenance sitting and tranquil contemplation. This lovely shaded area also plays host to a lemon tree and is the ideal place to sit and relax, without a worry in the world.

Follow the end of the cul-de-sac down to the beautiful parkside banks of our picturesque Swan River, with the Maylands Jetty and the Maylands Tennis and Yacht Clubs also nearby and very much within arm's reach themselves. Additionally, the likes of The RISE recreation centre, shopping and medical facilities, trendy cafes and restaurants, bus stops, Maylands Train Station, excellent schools (including Maylands Peninsula Primary School), the Perth CBD, Ascot Racecourse, Perth Airport and so much more are all just a matter of minutes away in their own right. Quiet, convenient and stunningly scenic —it truly is the perfect combination!

There is a periodic lease in place currently.

Features include:

- *Secure entry courtyard*
- *Wooden floorboards throughout
- *Open-plan living and dining area —with a study nook
- *Adjacent kitchen —with stone bench tops and electric appliances
- *Rear courtyard* /entertaining spaces —with amazing all-encompassing views of the river, golf course, parkland, bushland and more
- *Large bedrooms —both with BIR's
- *Fully-tiled bathroom —with access to the separate fully-tiled toilet
- *European-style laundry
- *High storage capacity throughout
- *Split-system air-conditioning
- *Security doors
- *Internal electric hot-water system (in the laundry)
- *Pitched single carport *—with a lock-up double-door storage area*
- *Manicured complex walkways
- *Reticulated and established complex gardens
- *Built in 1985 (approx.)



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Points of Interest (all distance approximate):

- *250m to the nearest bus stop
- *500m to Maylands Peninsula Public Golf Course entrance
- *400m to the Swan River
- *1.0km to Maylands Peninsula Primary School
- *1.4km to Maylands Park Shopping Centre
- *1.4km to The RISE
- *1.8km to Maylands Train Station
- *3.8km to Optus Stadium
- *4.9km to Perth CBD
- *13.6km to Perth Airport (T1)

Rates & Dimensions:

- *Council Rates —\$1802.97 p.a.
- *Water Rates —\$961.37p.a.
- *Strata Levy \$839.37 p/qtr (Admin)
- Strata Levy \$114.75 p/qtr (Reserve)
- *Total Internal Strata Area —80sqm

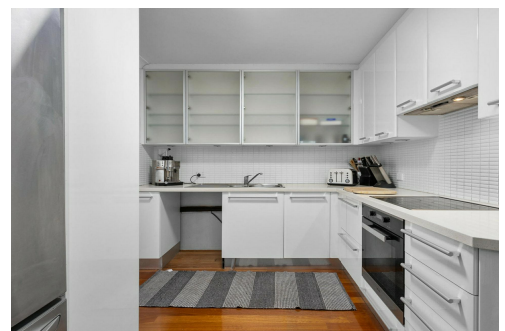
* Disclaimer : Front and rear courtyard areas, car bay and storeroom areas depicted are exclusive use areas only

More About this Property

Property ID	3R4YFGJ
Property Type	Unit

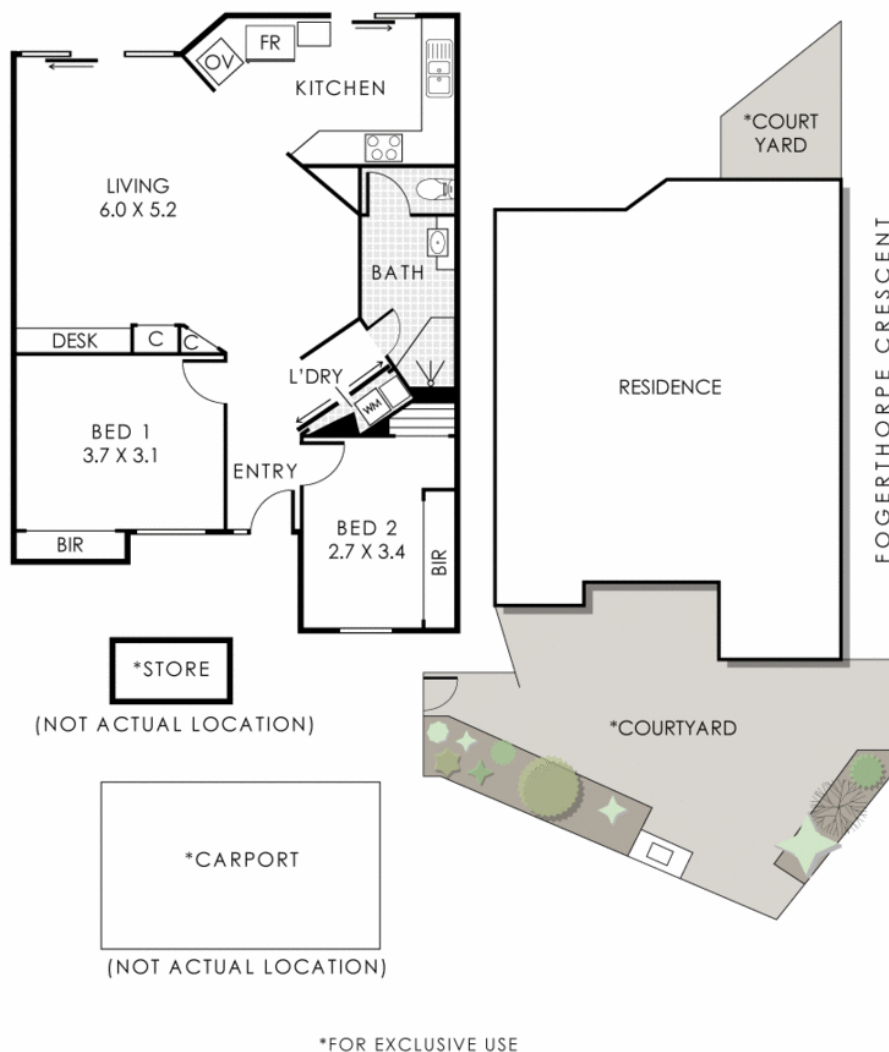
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18 Fogerthorpe Crescent, Maylands

Residence 80m²
Total Area 80m²



This floor plan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this 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 roof areas under eaves. CIBC 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 purposes.
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