







73/12 Tenth Avenue, Maylands

Top-Floor Style & Convenience !

NEW TO MARKET! NOW VACANT!

Step inside Unit 73 and instantly feel at home. Perched high on the top floor of a secure, gated complex, this light-filled renovated apartment radiates modern comfort, warmth, and effortless living.

Boasting a bright north-west orientation, a private balcony with leafy outlooks, and a highly functional layout, it offers the ultimate lock-and-leave lifestyle. With the lease concluded, this property is offered with vacant possession-perfect for first-home buyers ready to move straight in, or investors looking to immediately secure today's premium market rental returns.

1 Bed | 1 Bath

- Top floor position with elevated outlook.
- Renovated kitchen complete with light wood-grain look cabinetry, extensive under-bench storage drawers, matching overhead cupboards, a full-height pantry, a breakfast bar, and an upright gas cooktop/oven.
- Light-filled open-plan lounge featuring neat carpets, crisp neutral tones, and a striking painted brick feature wall that adds a stylish contemporary texture.
- Comfortable Master Bedroom- carpeted master retreat featuring

1 1 0

FOR SALE
OFF MARKET - Call for Details

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.

clean lines, a continuation of the stylish painted brick feature walls.
- Bedroom has ensuite-style bathroom access
- Smart flooring split, cozy, comfortable carpeting in the living and bedroom zones transitions seamlessly to durable, modern wood-look flooring through the kitchen.
- Easy flow from the living zone through floor-to-ceiling glass sliding doors to a private, balcony with peaceful leafy views.
- 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 $500 - $530 Per week.

Rates & Dimensions
- Council Rates $1,802.51 pa
- Water Rates $944.74 pa
- Strata Fees $512.80 p/qtr (Admin)
- Strata Fees $391.20 p/qtr (Reserve)
- Total Strata Area 43m2 (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

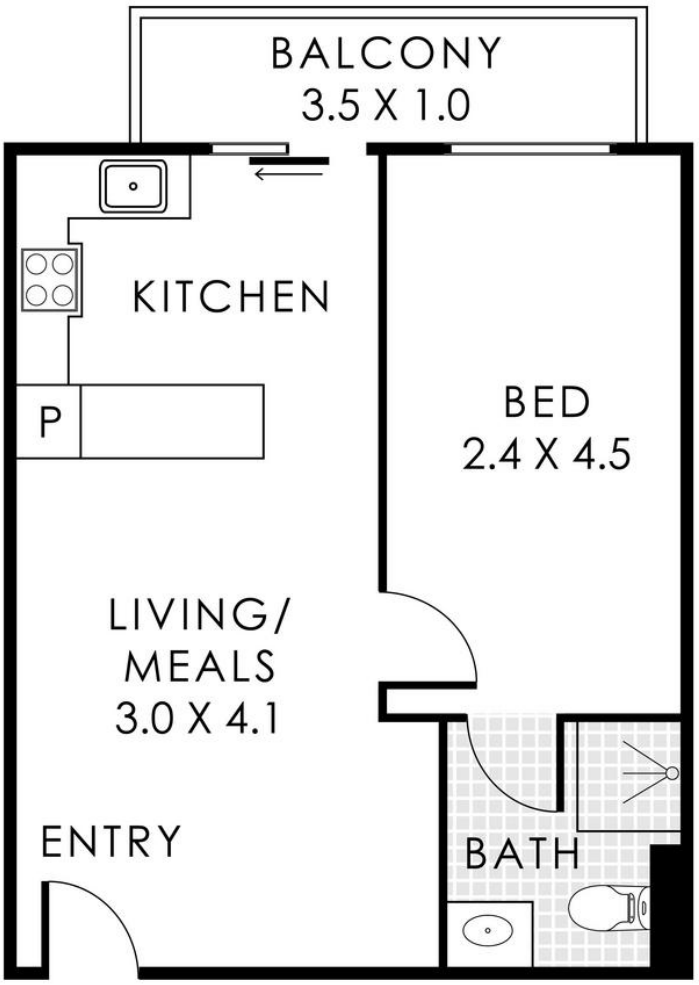
Property ID	3W5SFGJ
Property Type	Unit

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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LJ Hooker
Property Experience Central



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Total Strata Area: 43 m² (Includes approximately 4 m² 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.
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