



Maylands, 4/80 Peninsula Road

STEP IN & SHINE!

Nestled in a tranquil complex just minutes from the city, this light-filled 2-bedroom, 1-bathroom villa offers the perfect blend of lifestyle and convenience. Stroll down to the river, enjoy a round at the Maylands Golf Course, or explore the scenic cycle paths winding through the waterways - this location is truly unbeatable!

Step inside to find an expansive open-plan living, dining, and kitchen area bathed in natural light, creating a warm and inviting heart of the home. The stylish, functional kitchen is a standout, featuring ample bench space (also perfect as a breakfast bar), an abundance of cabinetry, a sleek tiled splashback, and a dishwasher. Smartly designed, the integrated laundry and kitchen make the most of the space - ideal for modern living.

The two bedrooms are thoughtfully positioned for privacy, each offering ceiling fans and built-in robes for comfort and practicality. The well-appointed bathroom includes a shower, vanity and toilet, providing everything you need in a compact, functional design.



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.



For Sale

****U/OFFER | 36 OFFERS RECEIVED!**

View

ljhooker.com.au/5FFUFFB

Contact

Edward Lim

0408 929 655

edward.lim@ljhvicpark.com.au

**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

At the rear, the paved entertaining area invites you to relax and unwind -whether it's a barbecue with friends or a quiet moment with a book and your favourite brew.

For year-round comfort, the villa boasts a split-system reverse-cycle air conditioner and ceiling fans, while NBN FTTP ensures seamless work and play.

Located close to public transport, with Guilford Road and Maylands Station just moments away, you're also a short trip to the vibrant cafe and shopping scenes of Eighth Avenue and Mount Lawley. Families will appreciate the selection of excellent nearby schools.

The Property and What We Love!?

- * Year Built: 1975 | Total Build Up Area: 78m2 (incl Living: 65m2, Carport: 13m2)
- * Two-Bedroom & One Bathroom
- * Open plan, light and bright living space
- * Reverse cycle air conditioning plus ceiling fans
- * Estimated rental: \$560 - \$590/wk

Outgoings:

- * Council Rates: app. \$1,754.97 (FY24-25)
- * Water Rates: app. \$882.18 (FY23-24)
- * Strata Levies: \$850/quarter

Whether you're a first home buyer, downsizer, or investor, this villa offers an unbeatable opportunity in a sought-after location.

Your perfect home or next investment awaits - contact listing agent, Edward Lim at 0408 929 655 for more info or to arrange a viewing.

* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

More About this Property

Property ID	5FFUFFB
Property Type	Villa
Including	Toilets (1)

Edward Lim 0408 929 655
Sales Consultant | edward.lim@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777
288 Albany Highway, VICTORIA PARK WA 6100
victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



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