



**Unit 2, 10 Kenilworth Street, Maylands**



### Hidden gem, close to the action!

This property will be open by private appointment. Please call today to arrange a viewing with Darcy.

Welcome to the ideal property for a first home buyer, investor or anyone looking to take advantage of this exciting suburb close to the CBD. This two-bedroom, one-bathroom villa in a unique, secluded complex is the perfect opportunity to jump into the property market.

The quiet, single-story complex is hidden from the street front by a large landscaped garden offering privacy and serenity. The freshly painted villa comes with a private courtyard and garden shed. The open plan living areas feature Blackbutt wooden flooring and include a split system reverse cycle air-conditioner. The galley kitchen comes fully equipped with a dishwasher and quality appliances.

New carpets have just been installed in both bedrooms while the bathroom has twin basins, large stepless shower and plenty of cupboard space. There is a separate toilet and the unit is finished off with a full laundry.

Situated on a quiet part of Kenilworth Street close to Whatley Crescent, the location is great for anyone who wants to live within walking distance of a vibrant café strip and a zone 1 train station. The complex is well maintained and offers easy access to parks and the river plus the city's cycle path network.

Call Darcy today to book your private inspection or enquire about a virtual tour.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16916

#### Agent Details

Adam Whitford - 0406 616 608

#### Office Details

Xceed Real Estate - Sales  
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08 9207 2088



If you have any concerns about making an appointment, please contact us to learn about our current Health and Safety Protocols.

Key Features:

- Approximately 60m<sup>2</sup> floor area
- Approximately 2,925m<sup>2</sup> total complex size
- Freshly painted
- Reverse cycle split system air-conditioning
- New carpets to bedrooms
- Blackbutt wood flooring to living areas
- Master bedroom with built in wardrobe
- Twin basin vanity in bathroom
- Private courtyard for entertaining
- Gas hot water system
- Single dedicated carport

Location Features:

- 200m to Cycle paths
- 350m to Meltham train station
- 900m to Maylands Café strip
- 2.0kms to the Inglewood Hotel
- 1.3kms to Maylands Peninsula Primary School
- 1.5kms to Bayswater Primary School
- 3.3kms to John Forrest Senior High School
- 6.4kms to CBD

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*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*