

Sold



Unit 2, 75 Sixth Avenue, Maylands



## Investors' Dream – Renovated Apartment with Tenant Included!

This renovated ground level one-bedroom apartment in Maylands ticks all the boxes - a chic pad to call home, close to bustling entertainment precincts, public transport and Perth CBD!

Internally, find solid Tasmanian oak flooring in the light-filled living area and the bedroom, separated by bi-fold doors for privacy. A reverse-cycle split system air conditioner keeps the home comfortable year-round.

The contemporary white kitchen offers exceptional space for an apartment of this size, with ample cabinets, stone benchtops, white tiled splashback and stainless steel appliances. The combined bathroom and laundry also features plenty of storage, with space for the washer and dryer and the WC conveniently separate.

Enjoy a great sized private courtyard out the front, which has room for an outdoor setting and BBQ, an additional courtyard adjacent to the laundry for a drying area and an undercover car bay.

Metres from Shearn Park and a few minutes walk to Maylands Station and the Eighth Avenue shopping and cafe precinct, this fantastic apartment has a

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25411

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Sales  
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REAL ESTATE

long term tenant paying \$230pw and keen to renew their lease in October 2021 - a highly attractive incentive for astute investors.

Contact Liz Stewart from Xceed Real Estate to register your interest today, on 0422 247 321.

#### Property Features:

- 1 bedroom, 1 bathroom apartment with 42sqm living area
- Neat, low-rise apartment group
- Renovated kitchen and bathroom/laundry
- Separate WC
- Reverse-cycle air conditioning
- Solid Tasmanian Oak flooring
- Front and side courtyards
- Undercover car bay
- Built-in robes
- Storage shed
- Strata rates are \$500 per qtr
- Water rates \$400p/a
- Council rates \$1400p/a

#### Location Highlights:

- 370m to Maylands station
- 390m to Eight Avenue shopping & cafes
- 70m to Shearn Park
- 3.5km to Perth CBD
- 950m to SJOG Hospital Mount Lawley
- 2.5km to ECU Mount Lawley campus
- 1.4km to Mount Lawley entertainment & shopping precinct
- 630m to Bardon Park
- 930m to the Swan River

*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.*