## MAYLANDS APARTMENT ABOVE THE TREES

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Embrace the good life in this gorgeous two-bedroom, one-bathroom apartment just minutes from cafes, restaurants, boutique and grocery shops, plus Maylands train station. Arguably one of Perth's best locales, everything this eclectic suburb has to offer is right here, making this not only an exceptional lifestyle choice for residents, but also a fabulous opportunity for investors seeking a well-maintained property in the heart of the action, moments to Swan River and abundant amenities.

Fresh-faced, light and bright, this low-maintenance lock-and-leave apartment is located on the first floor of the Maylands Gardens complex offering a desirable combination of privacy, security and convenience all at once. Inside is a contemporary apartment with neutral hues and timber-style flooring with an open-plan living room, kitchen, and casual meals area bathed in natural light. A welcoming space overlooking the treetops offering the ultimate peaceful retreat!

The kitchen is a modern zone featuring timber benchtops, overhead cupboards, stainless steel appliances, gas stovetop and separate breakfast bar/study nook, while the living room enjoys sensational views out over a canopy of Eucalypts and Peppermint trees. Open your sliding doors for your own slice of tranquility onto an undercover balcony and watch the birdlife over your morning coffee or simply enjoy a relaxing space to unwind, read or enjoy a sundowner overlooking the treetops.

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| **Price** | SOLD for $423,000 |
| **Property Type** | Residential |
| **Property ID** | 31443 |

### Agent Details

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Both bedrooms are of a good size and offer the comfort of carpeted flooring and ceiling fans while a generous, contemporary bathroom/laundry accommodation with overhead cupboards and extra storage space. On-site parking with leafy, well-maintained gardens with lighting making this a gorgeous place to call home!

You'll love the ease of having Maylands Park Shopping Centre and train station a mere 400m away while bustling Whatley Crescent and Eighth Ave café strip, Lyric Lane music and bar scene, restaurants, and iconic street festival is just footsteps from your front door. The Swan River and riverside parks are just moments away, as is Optus Stadium and Mt Lawley Golf Club with the city an easy commute.

The ideal home for professionals, down-sizers, first-home buyers or investors seeking excellent returns in one of Perth's hotspots, where all the work has already been done for you, this one won't last long! For expressions of interest, please contact Joe Da Mata, Xceed Real Estate, on joe@xceedre.com.au or 0406 237 964.

Features include:
Two good-sized bedrooms with ceiling fans and blinds
One spacious bathroom/laundry with overhead cupboards
Split system air-conditioning in living area
Modern kitchen with timber benchtops, stainless steel appliances, rangehood, overhead cupboards, gas cooktop, separate breakfast bar/study nook
Undercover balcony with mounted drying line - overlooking treetop of Peppermint and Eucalyptus trees
Timber-style flooring in main living areas
Light and bright apartment surrounded by mature gardens and lighting
Neutral hues throughout

Location (approx. distances):

Maylands Train Station 400m
Maylands Park Shopping Centre 400m
Bold Park Community School 500m
Lyric's Bar (Lyric Lane) 750m
Eighth Ave café strip 1.4km
Maylands Yacht Club/Swan River 1.4km
Bardon Park 1.6km
St John of God Mt Lawley Hospital 2.0km
Mt Lawley Golf Club 3.0km
Mt Lawley Senior High School 3.7km
Optus Stadium 5.6km

*Furniture not included.

*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.*