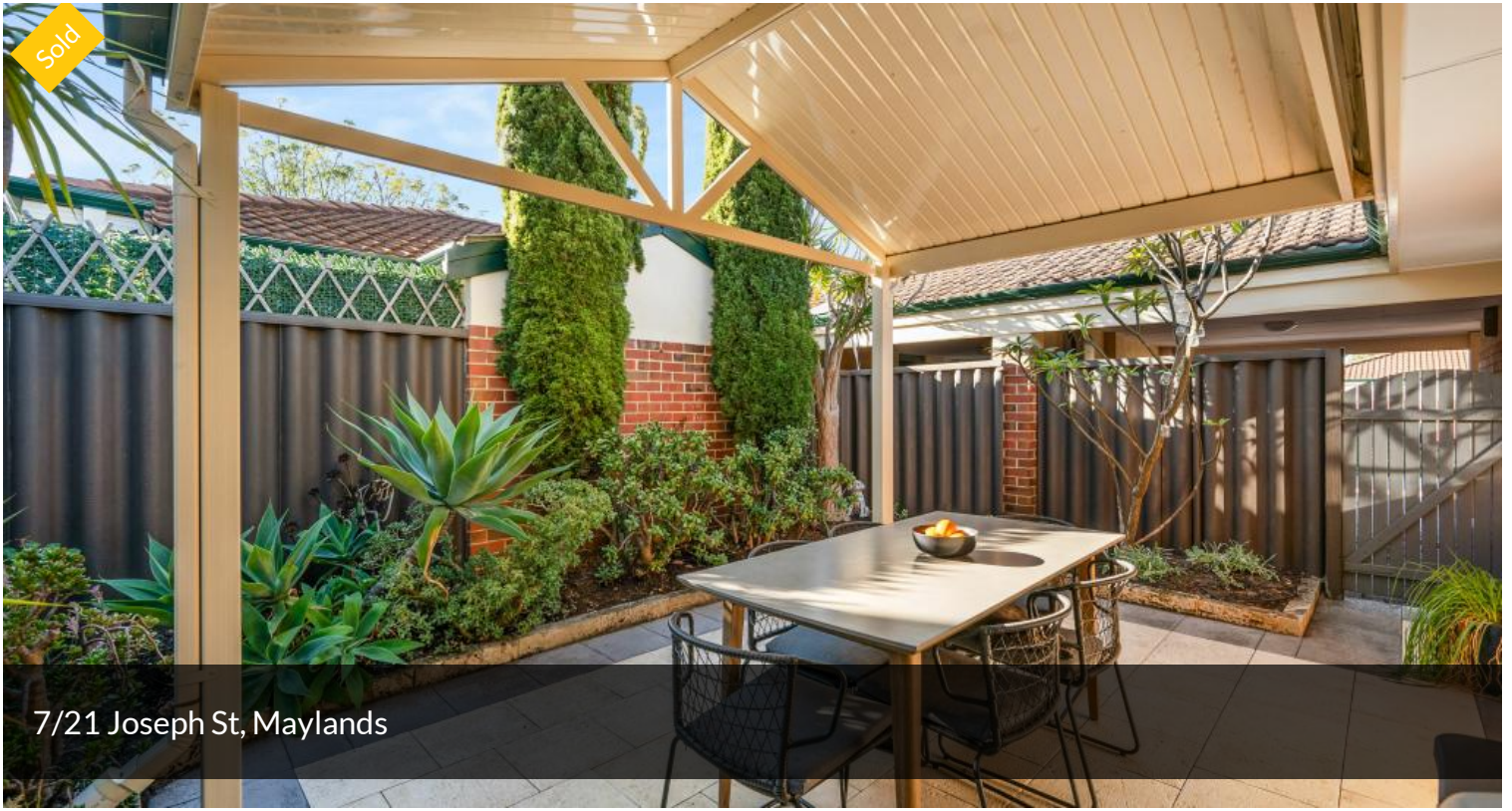


Sold



7/21 Joseph St, Maylands



## WELCOME TO YOUR FUTURE HOME!

This chic and contemporary three bedroom, one bathroom villa is bursting with features that will make you fall in love. With two inviting living spaces, a stunning courtyard and a sleek kitchen and bathroom, this home is designed for comfort and style.

Perfectly positioned, you'll find yourself just five minutes from Perth's CBD or a pleasant stroll away from the Swan River, Maylands Peninsula Primary School, and the vibrant Maylands tourist precinct. Situated on a 222sqm block with 93sqm of beautifully designed living space all on one level, this villa is ideal for families, professionals, downsizers and students from nearby Edith Cowan University.

Fly-in fly-out workers will appreciate the serene location with easy access to Perth Airport via Guildford Road or the Metronet. Imagine relaxing in the spacious living room, cooking in the modern kitchen, or enjoying a meal in the dining room that opens to a delightful alfresco area. The master bedroom boasts a walk in robe and a semi ensuite bathroom, offering a private retreat separate from the other two bedrooms.

 3  1  2

Price **SOLD for \$660,000**

Property Type Residential

Property ID 110

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

**ONE**

Step outside to a low maintenance, lush courtyard with mature plants, raised garden beds, and a pitched Stratco patio, perfect for entertaining or unwinding. The home is equipped with warm timber hybrid flooring, a security system, ducted evaporative air conditioning, a storeroom and solar power.

Ready to move in, you'll love the nearby riverside walking and cycling trails and the charming cafes, bars, and boutiques of 8th Avenue and Whatley Crescent. Commuting is a breeze with easy access to Guildford Road, Tonkin Highway, and the Graham Farmer Freeway, plus convenient bus routes and the Maylands train station.

Investors take note – Maylands strong rental market means properties like this don't last long.

#### Property Features:

- \* Three bedrooms (two with built-in robes), one semi-ensuite bathroom
- \* Separate living areas, study nook, and dining room
- \* Modern kitchen with freestanding gas cooker, dual sinks, glass splashback, and ample storage
- \* Primary bedroom with walk-in robe and semi-ensuite
- \* Stylish bathroom with feature tile shower and bathtub
- \* Separate laundry with external access and separate toilet
- \* Timber hybrid flooring throughout
- \* Security alarm, lights, and screens
- \* Secure gates and tinted front windows
- \* New ducted evaporative system installed January 2023
- \* Gas heating with two gas bayonets in the lounge and dining area
- \* Carport and additional parking for two cars
- \* Private courtyard with a pitched Stratco patio, mature plants, and raised garden beds
- \* Reticulated rear gardens
- \* Storeroom
- \* 14 panel solar power system
- \* 1995 brick and tile construction
- \* 222sqm block with 93sqm of internal living space

#### Location Highlights:

- \* 600m to Maylands Peninsula Primary School
- \* 700m to Baigup Wetlands

- \* 1km to Gibbney Reserve
- \* 1km to Maylands tourist precinct
- \* 1.3km to Maylands Train Station
- \* 3.1km to Ascot Racecourse
- \* 4.5km to Edith Cowan University Mt Lawley campus
- \* 5.6km to Perth CBD
- \* 7.4km to Perth Airport

Financials:

- \* Strata Fees: Approx. \$353.08 per quarter
- \* Potential weekly rent of \$600 - \$630 per week

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.