



5/23 Kirkham Hill Terrace, MAYLANDS, WA 6051

EXCLUSIVE MAYLANDS RIVERSIDE LOCATION & LIFESTYLE . . . JUST MINUTES DRIVE TO PERTH CBD!

SOLD BY HEIDI AT FIRST HOME OPEN - 0406 321 770

Your own two-storey, three bedroom, one NEW bathroom (upstairs) with second WC downstairs and one undercover carport. Simply put, a SENSATIONAL RIVERSIDE LOCATION with Swan River views to Burswood, Optus Stadium and Perth City beyond from the upstairs main bedroom balcony or second bedroom and eye-catching river glimpses from the lounge, dining and courtyard!

This 1980's Townhouse/Villa has an abundance of space and an amazing feel. A quality construction of its time in a prime unbeatable river location where the gentle river breezes flow through.

DOWNSTAIRS FEATURES:

* Well designed and spacious townhouse and complex (circa 1980)

TYPE: Sold

INTERNET ID: 300P48277

SALE DETAILS

\$415,000 to \$445,000

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern Highway
BELMONT, WA
08 9422 2444

Heidi McAtee
0406 321 770

- * Your own designated undercover carport
- * Two lovely low maintenance courtyards (front courtyard capturing river glimpses)
- * Vacant possession at Settlement
- * Large Dining and Living with Courtyard access
- * Gas bayonet to the lounge
- * Kitchen with double s/s sink, gas cooktop "as is"
- * Separate large Laundry with linen storage
- * Second WC off Laundry

UPSTAIRS FEATURES:

- * Staircase with balustrade and two safe platform landings - signs of a quality construction!
- * Three spacious bedrooms capturing river and rooftop river views from Main Bedroom, Main Bedroom Balcony and Second Bedroom (pictured as study)
- * Main bedroom is spacious with its own large separate walk-in-robe and wall-mounted R/C A/C
- * Bedroom three has West facing views
- * NEW beautiful Bathroom with walk-in shower, large two-drawer vanity and WC
- * Double door linen storage

You can put your own special touch on the kitchen and laundry over time but this is a very good quality three-bedroom townhouse for any investor, first home buyer, downsizer or growing family in a fabulously maintained complex within easy walking to the river and cycle path and close to Maylands Golf Course, Yacht Club, Maylands Eighth Avenue Cafe Strip, Mt Lawley and much, much more.

SPECIFICATIONS:

YEAR BUILT: 1980 Construction

FLOOR SPACE: Ground Floor: 49 sqm & Upstairs 49 sqm = Total 98 sqm

PARKING: 1 Under Cover Carport

TITLE DETAILS: Lot 5 of Strata Plan 8367, Volume 1571 & Folio 78

WATER RATES (2020-21): \$976.77 Per Annum (Approx)

LAND RATES 2021-22: \$1610.53 Per Annum (Approx)

LOCAL COUNCIL: City of Bayswater (Tel: 9272 0622)

STRATA LEVY: \$745 Per Quarter

For any additional information please call Heidi on 0406 321 770 at any time.

REGISTERING HOME OPEN ATTENDEES / COVID

All real estate agents and property managers will be obligated to maintain a record of attendees to all auctions and home opens, to be used for contact tracing purposes as from 5 December 2020. Details must be taken from every attendee over the age of 16.

Download the SafeWA app today to avoid any inconvenience at the home open.

DISCLAIMER

Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own inquiries to satisfy themselves in this regard. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

- Land Area 105.00 square metres
- Building Area: 11.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport





