




26/49 Sixth Ave, Maylands, WA 6051

Leased - \$480

Apartment 2  2  1 



## Resort Style Lifestyle Sanctuary in "Horizons on Sixth"

Partly Furnished/ Unfurnished: Retreat to your own private sanctuary in this beautifully appointed apartment, occupying an east corner setting in this Maylands "Horizons on Sixth" complex. The apartment ensures a blissful lifestyle of ultra-convenience within a stroll of some of Maylands' best attractions and nightlife.

**Open for Inspection**

By Appointment.

Nestled in cul-de-sac seclusion yet within footsteps of Maylands' vibrant Whatley Crescent food and coffee precinct, this comfortable 2 bedroom 2 bathroom secure first-floor apartment combines a peaceful tree-lined outlook with ample morning light filtering through the windows.

Gated "security pass" access into the complex working in concert with CCTV security cameras ensures safety, a secure environment and peace of mind, with the building's own private auto security gated fob accessible car park leading to an under-cover car bay, plus a lockable storeroom - all allocated to the apartment. There is also a central pool with grassed area, BBQ facilities within the complex, outdoor spa, all adjacent to a fully-equipped gym.

Bus stops and Maylands Train Station are also nearby, as are the likes of schools, shopping centres, community and recreational facilities, Beaufort Street, the Maylands Yacht Club, Maylands Peninsula Public Golf Course, our picturesque Swan River, Perth Airport, the city, Optus Stadium, Burswood's Crown entertainment complex and much, much more. Now this is a location worth investing in!

2 Bed | 2 Bath | 1 Car :

- Beautiful kitchen with stone benchtops, glass splashbacks and stainless Baumatic Appliances
- Master bedroom includes built-in robe, en-suite with quality plumbing fixtures
- Second bedroom a great size with BIR and peaceful private leafy outlook
- Split-system air-conditioning to the living area
- Full-height built-in robes to the master and 2nd bedroom
- Feature skirting boards
- Audio-intercom system to the front gate
- Extra parking bays for guests and visitors, out on the cul-de-sac
- Sorry No Pets
- Furniture could be removed by request

### Listed By

Dot Newton

Phone: (08) 9325 0700



Floorplan



POINTS OF INTEREST

- 1. 26/49 SIXTH AVENUE MAYLANDS
- 2. Eighth Avenue Village Precinct
- 3. Maylands Train Station
- 4. St John of God Mt Lawley Hospital
- 5. Beaufort Street Shopping Precinct
- 6. Maylands Yacht Club
- 7. Maylands Peninsula Golf Course
- 8. Bayswater Village Shopping Precinct
- 9. Optus Stadium
- 10. The Crown Hotel & Casino



:: LOCATION MAP

**LJ Hooker**  
City Residential

Daniel Colbert  
0414 337 434

26/49 Sixth Avenue  
MAYLANDS

- 2 Bed
- 2 Bath
- 1 Car

Internal 77m²  
Balcony 12m²  
Store & Carspace 17m²  
Total Strata Areas 106m²

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