

**85A Caledonian Avenue, Maylands, WA, 6051**



**House For Sale**

Wednesday, 20 November 2024

85A Caledonian Avenue, Maylands, WA, 6051

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**Brock Robertson**

0892712777

## Brand New Home – Mt Lawley High School Zone!

Conveniently located close to Maylands primary school and within the Mt Lawley high school catchment this brand new high spec home is a beauty!

With quality fixtures & fittings throughout, this Immaculate street front family home is also just a short walk to the Maylands train station, Swan river and local restaurants, cafés and shops.

Features include:

- Stunning kitchen with stone waterfall benchtops, Island bench, Bosch dishwasher, Smeg 900mm gas cooktop & oven.
- Spacious open planning living area with 32 course ceilings and LED lighting .
- Glass sliding doors opening out beautifully to the private alfresco and yard area.
- Large master bedroom with walk in robes
- Stunning ensuite with full height tiling, stone benchtop and double vanity
- Good size bedrooms throughout all with mirrored built in robes
- Beautiful 2nd bathroom with bath & shower, stone bench & full height tiling.
- Ducted reverse cycle air-conditioning (12kw cooling, 14kw heating)
- Additional gas line and power to the alfresco area.
- Stone aggregate driveway and entry.
- Low maintenance reticulated gardens.
- Double lock up garage with access through to the backyard
- Alarm system
- Built 2024 - Land size 309m<sup>2</sup>

Council Rates: \$1,448.81 p/a

Water Rates: Approx. \$1,470 p/a

No strata fees

Location:

- Coles – 250m
- Maylands Primary school – 600m
- Gibbney Reserve – 600m
- Lyric Lane and the Seasonal Brewing Co – 700m
- Maylands Train station - 900m
- De Lacy Reserve – 1.1km
- Swan River – 1.1km
- Bardon Park - 1.3km
- Maylands Golf club – 1.5km
- Perth CBD – 6km
- Perth Airport – 12km