

**20/36 Mephan Street, Maylands, WA 6051**



**Apartment For Sale**

Saturday, 28 December 2024

20/36 Mephan Street, Maylands, WA 6051

**Bedrooms: 2**

**Bathrooms: 1**

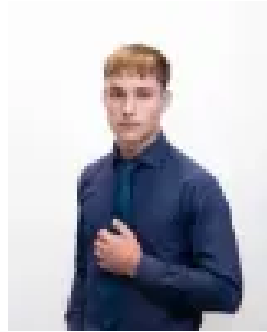
**Parkings: 1**

**Area: 63 m2**

**Type: Apartment**



John Caputo  
0894734888



Dante Caputo  
0894734888

## Awaiting Price Guide

Situated opposite Gibbney Reserve, you'll have plenty of opportunities to linger on your balcony soaking up those leafy views. Since this two-bedroom apartment is renovated throughout, your time is all yours to savour this central location. Featuring spacious open-plan living and dining leading to the balcony, the layout is ideal for relaxation and entertaining, complimented by a modern kitchen with a breakfast bar and seating. Two spacious bedrooms and a stylish bathroom with an integrated laundry offer a generous amount of space for professionals, couples or first-home buyers. Given the proximity to the city and airport, this apartment is ideal for FIFO workers or out-of-towners seeking a low-maintenance property. Maylands' rental market continues to thrive, making this an incredible investment for the short and long-term rental market, yielding approximately \$550 per week. Located in a double-storey and well-maintained complex, this apartment is located on the top floor, plus you also have dedicated parking. You have plenty of sporting facilities and walking trails on your doorstep at Gibbney Reserve, De Lacy Reserve, Baigup Wetlands, the Maylands Peninsula Golf Course, Maylands Yacht Club, Ascot Racecourse and HBF Park. You're only a stroll away from Guildford Road, Eight Avenue and Whatley Crescent offering a range of dining and shopping options. This won't remain on the market for long. So don't hesitate to contact Dante Caputo on 0414 032 145 to arrange a viewing today. Property features:

- Two-bedroom, one-bathroom 2nd floor apartment
- Modern kitchen with an electric oven/cooktop and a breakfast bar with seating
- Spacious open-plan living and dining room with balcony access
- Charming balcony overlooking Gibbney Reserve
- Air-conditioning in the living room and one bedroom
- Modern bathroom with an integrated laundry
- Security screens
- Neutral décor with crisp white walls
- Timber flooring in the living areas, carpet in the bedrooms
- Dedicated undercover parking
- Two storey well-maintained apartment complex
- Move-in ready
- Currently vacant
- Fantastic investment potential @ approx. \$550 p/wk

Location highlights:

- 100m to Gibbney Reserve
- 750m to Baigup Wetlands & the Swan River
- 800m to Coles & IGA Maylands
- 1.2km to the 8th Avenue/Whatley Crescent dining/shopping precinct
- 1.3km to De Lacy Reserve
- 1.4km to the Maylands Train Station
- 1.5km to the Maylands Peninsula Public Golf Course
- 1.6km to the Maylands Yacht Club
- 2.6km to Ascot Racecourse
- 4.3km to HBF Park
- 5.3km to Perth's CBD
- 6.8km to the Perth Airport

Strata Fees: \$807.59 p/q  
Reserve Levy: \$53.97 p/q  
Council Rates: \$1,728.48 p/a  
Water Rates: Approx \$900 p/a