

**170/12 Wall Street, Maylands, WA 6051**

— Initiative

**Sold Unit**

Friday, 3 November 2023

170/12 Wall Street, Maylands, WA 6051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 73 m2**

**Type: Unit**



Alana Foley  
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**\$355,000**

Prime Riverside Investment Property Positioned within the tranquil surrounds of the Swan River, this distinctive riverside two-bedroom, one-bathroom unit promises to be an enticing prospect for astute investors. Elevate your investment portfolio with the security of reliable returns with an established lease agreement already in place. This exceedingly private unit encompasses two generously sized bedrooms, with the master featuring built-in robes. A contemporary kitchen offers Swan River views, while the spacious bathroom accommodates both a shower, bath, and integrated laundry. The open-plan lounge/living area is flooded with natural light, creating an inviting space with direct access to the private rear balcony providing captivating views and a picturesque backdrop for enjoying a morning coffee or unwinding with a glass of wine at day's end. Features include:

- Picturesque riverside location
- Front and rear balconies offering private sweeping views of the Swan River
- Modern kitchen with stainless steel appliances and an abundance of storage
- Split-system reverse cycle air conditioning systems in the main living area and master bedroom
- Spacious open-plan living and dining
- Dedicated undercover parking with additional visitor parking
- 73 sqm of living space
- Well maintained complex, built in 1973

This unit presents a compelling investment proposition with its proximity to the river, parklands, cycle paths, public transport, university, cafes, golf course and the yacht club at your doorstep. A must-see for investors looking to secure a prime rental property with an incredible long-term tenant and fixed-term lease agreement in place. Council rates approximately \$1,630 pa Water rates approximately \$900 pa Strata approximately \$1,150 pq Currently Leased until 12th July 2024 To learn more about this property or to register your interest, please call Alana Foley on 0477 319 004. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent inquiries.