

29/12 Wall Street, Maylands, WA 6051

Unit For Sale

Thursday, 7 December 2023



29/12 Wall Street, Maylands, WA 6051

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Unit



Tim Tyler
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Peter Hall
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Offers Above \$350,000

Welcome to 29/12 Wall Street Maylands Spacious 70sqm apartment with Riverside living, reserved for a lucky few. This little ripper is just waiting for the astute buyer, with the Swan River a few meters away. It is a rare find. With its own undercover car bay, this big spacious one-bedroom apartment has a huge open plan kitchen, lounge, and dining with a special study nook (currently used as a study/music room and easily converted to a second bedroom). There is also a full-size balcony. The bathroom and integrated laundry are big and modern, there is a separate WC. The large double bedroom with built-ins is a beautiful light-filled room. Sunny and spacious open-plan living/dining leading to a balcony, offers additional living space as well as leafy views. Entertaining will be a pleasure, with room for a BBQ on the balcony. The well-maintained complex includes dedicated parking, with easy access to public transport, with buses running on Peninsula and Guildford roads, and the Maylands Train Station is just a short distance away. If you're a lover of the outdoors you will undoubtedly love this riverside location with an abundance of walking/cycling trails, parks, lakes, the Maylands Public Golf Course and Maylands Yacht Club all at your doorstep, with the convenience of supermarkets, a multitude of specialty stores, restaurants, cafés, bars, Perth's CBD, Ascot Racecourse and the Perth Airport are all close-by. This property has all the attributes to appeal to first-home buyers, professionals, investors, FIFO workers, and students studying at the nearby Edith Cowan University. Property features:

- Prime riverside location
- One bedroom with built-in robes
- Study/2nd bedroom
- Kitchen with modern appliances, overhead storage, plenty of under-bench cupboards
- Spacious open-plan living and dining leading out to a balcony
- Modern bathroom with integrated laundry and separate toilet
- Neutral decor
- Split-system air-conditioning for living
- Allocated parking
- 70sqm apartment

Well-maintained complex Location highlights:

- 6km to Perth CBD (approx)
- 50m to the Swan River (approx)
- 1.2km to Maylands Peninsula Primary School (approx)
- 1.2km to Maylands Peninsula Public Golf Course (approx)
- 2.3km to the Maylands Train Station (approx)
- 3.6km Ascot Racecourse (approx)
- 350m to De Lacy Reserve (approx)
- 5.5km to Edith Cowan University (approx)
- 7 km Perth Airport (approx)

Council rates \$1,679.26 p/a (approx) Water rates \$920.00 p.a. p/a (approx) Strata Levy: Admin \$506.56 Reserve \$198.09: Total \$704.65 p/q (approx) Please call Tim Tyler 0418 946 970 Email; tim@tylerandsons.com.au or sales@tylerandsons.com.au