

**38/3 Sherwood Street, Maylands, WA 6051**



**Sold Unit**

Wednesday, 6 September 2023

38/3 Sherwood Street, Maylands, WA 6051

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



John De Leo

0894884111

**\$208,000**

**\*\* MULTIPLE OFFERS RECEIVED, MORE UNITS WANTED FOR READY BUYERS, CONTACT JOHN DE LEO \*\***Be quick to view this 1 bedroom unit which is a delight to offer for sale and in a very affordable price range for 1st home buyers or those astute investors looking for a great rental return. Currently rented on a fixed lease until October 2023 @ \$320pw. Awesome location in the heart of Maylands just walking distance to the Eighth Ave café strip, Coles supermarket and many other shops. Public transport routes abound with buses close by and the train station also a short walk away. Add the convenience of local schools and parklands and the proximity to the CBD, this unit is really a great option for so many types of buyers. Madison Heights is a secure and very well maintained complex. There is a caretaker that lives on-site, commercial grade communal laundry for convenience, fob-card secure access, CCTV camera system, elevators, loads of visitor parking and secure electronic gated entry for resident parking. The unit is very neat and tidy with an open plan lounge/dining, kitchen with gas upright cooker, air conditioning, bedroom and bathroom with a separate toilet. There is a small balcony off the lounge to relax. Call John De Leo at Force Real Estate, to make a private viewing and secure this great unit now! Features include: 1 bedroom 1 bathroom Lounge & dining room Kitchen with upright cooker Balcony Gas hot water system Air conditioner - split system Single allocated car bay - secure undercover Plenty of visitor parking Electronic security gate Communal laundry with commercial grade washers/dryers Well maintained gardens & grounds On-site caretaker CCTV cameras Walk to Eighth Ave café strip, supermarket, shops, train station Easy access to Maylands Peninsula Primary School Council rates: \$1582pa Water rates: \$862pa Strata Fees: \$633.33pq (Admin & Reserve levy) Additional Fees: \$67.38pq (Gas & Water Usage levy) Internal size: 42sqm Current Rent: \$320pw - Fixed to Oct 2023 Built: 1971