

**4/3 Cambridge Street, Maylands, WA, 6051**



**Apartment For Sale**

Sunday, 7 April 2024

4/3 Cambridge Street, Maylands, WA, 6051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## **Elevated Inglewood Border Location with Perth Hills Views**

Presenting a fantastic opportunity to own a delightful 2 bedroom apartment, perched in an elevated location boasting breathtaking views of the Perth hills. With original wooden floorboards, this apartment is ready to be transformed into your dream apartment.

Enjoy the advantage of living on the Inglewood side of Maylands, this address falls into the desirable local intake area of Inglewood Primary School. The apartment offers commanding views of the Perth hills. Experience the tranquility and serenity that comes with this unique vantage point.

This second level apartment has space! A functional kitchen with ample bench area for your cooking prep, storage galore, a new oven, plus a dishwasher for easy clean up after you've cooked up a storm. A dedicated dining area which flows seamlessly through to the living area where you can chill out with the TV or take in the views of the Perth hills. Step out onto your private balcony and, with coffee in hand, watch the sun rise over the Perth skyline and wind down in the evening with a refreshing glass of wine.

The large sliding door allows natural light to flood in, creating a warm and inviting atmosphere throughout. With original jarrah floorboards, this living space exudes character and charm, will you ever want to leave home?

The 2 bedrooms are at opposite ends of the apartment, the master boasting built in robes. The second bedroom has a dual use, a great sized bedroom, or a home office with views for days. The bedrooms are conveniently separated by the combined bathroom and laundry area, designed with functionality in mind.

Whether you're an astute investor (Net ROI 5.13%), young professional, a couple, or someone looking for a peaceful retreat, don't miss out on this opportunity to own a 2 bedroom apartment with an elevated location, Perth hills views, original wooden floorboards, and a great location. With your personal touch, this property has the potential to become your dream apartment.

### **WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST:**

- Elevated position with tranquil views towards the Perth hills from balcony and living area
- Original jarrah floorboards which add character and charm
- Functional kitchen with dishwasher and new oven
- 2 spacious bedrooms, master with built in robes
- Combined, spacious bathroom and laundry
- Reverse cycle air conditioning
- Allocated parking near apartment
- Opposite Margaret Reserve (play ground)
- A small group of only 9 apartments

### **LOCATION**

Situated in a prime location on the Inglewood border between the Maylands train station and Beaufort Street, you'll be in the perfect location to choose between either the Beaufort Street strip or Maylands precinct for restaurants and recreational facilities. Commuting is a breeze with easy access to public transport and an allocated car bay means you always have somewhere to keep your car.

### **RENTAL RETURN**

Currently tenanted until early May 2024 (\$400 pw). Market Rental Estimate \$450 - \$500 pw (At \$480 pw approx net ROI 5.13%).

### **TITLE PARTICULARS:**

Year Built: 1981

Lot Size: 74 sqm (plus car bay 15 sqm)

City of Bayswater

Council Rates: \$1,690.14 p/a approximately

Water Service: \$1,065.87 p/a approximately

Strata Levies: \$1,276.20 p/q (Admin: \$1,224.80 p/q + Reserve: \$51.40 p/q)

Ensure that you add this apartment to your inspection list or contact Angie Taylor of Edison Property 0417 946 056 or [angie@edisonproperty.com.au](mailto:angie@edisonproperty.com.au) for further information.

Disclaimer: This property is sold unfurnished. Virtual furniture has been used for illustration purposes to showcase this apartments potential.