

**52/3 Sherwood Street, Maylands, WA 6051**



**Sold Unit**

Tuesday, 5 September 2023

52/3 Sherwood Street, Maylands, WA 6051

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Daniel Colbert

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## Contact agent

Auction Location: Online For Sale by Open Negotiation (flexible conditions online auction) 2 Qualified Bidders The Open Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. What's your bid? Newly vacant and ready to go with no tenancy to finalise, all the property needs now is someone to move straight in (or have as a great addition to any investment property portfolio)! Located in a well maintained, secure entry complex built around a common garden, with modern lift, this apartment is ready to move in to with nothing to do! 1 Bed | 1 Bath | 1 Car - Renovated kitchen with ample storage and gas cook top. Fridge provided - Open planned living and meals with direct balcony access and reverse cycle A/C - Generous bedroom with built in, mirrored wardrobe - Amazingly renovated en suite bathroom with rain-style shower head. Washer provided - Covered balcony off the living area with sweeping, leafy outlook - One allocated car bay - On site laundry facilities for residents - Secure entry complex with elevator and maintained communal garden Points of interest (all distances approximate according to Google Maps) - 300m to Coles & IGA Maylands - 600m to The Rise Recreation Centre - 650m to the 8th Avenue/Whatley Crescent cafe, bar and shopping strip - 950m to the Maylands Train Station - 1km to the Swan River - 1.1km to Gibbney Reserve - 1.9km to the Maylands Peninsula Golf Course - 4km to Edith Cowan University - 5km to Perth CBD - 6.8km to the Perth airport Agents note - Rooms shown with furniture in are computer generated images. Rates & Dimensions - Council Rates \$1594.28 p.a. - Water Rates \$897.20 p.a. - Strata Admin \$453.25 p.q. - Strata Reserve \$137.20 p.q. - Strata Building Loan \$465.5 p.q. - Water Levy \$39.20 p/qtr - Gas Levy \$22.05 p/qtr - Total Strata Area: 60m<sup>2</sup> - Internal: 42m<sup>2</sup> - Balcony: 4m<sup>2</sup> - Carbay: 14m<sup>2</sup> Online Auction <https://anz.openn.com/app/p/ciiiapn161gre1ko04i0>