

**65/12 Wall Street, Maylands, WA 6051**



**Apartment For Sale**

Tuesday, 5 December 2023

65/12 Wall Street, Maylands, WA 6051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 78 m2**

**Type: Apartment**



**Brett Nazzari**

0418900571

## EOI from \$325,000

Situated on the banks of the Swan River within the popular and well maintained Tranby on Swan group, this neat ground floor apartment has a spacious interior and a large porch area overlooking the lawn and trees that lead down to the river. You know what they say about location - imagine being so close to the river, parklands, cycle paths, public transport, university, cafes, and the Maylands Golf Course and Yacht Club as well as being within a 5km radius of the CBD. Secure and featuring a generous 78m<sup>2</sup> of internal living area complimented by a good sized kitchen what a great opportunity this presents. 2 Bedrooms one with a Built-in Robe· Bathroom with built-in Laundry· Separate Kitchen· Spacious open plan Lounge and Dining area· Courtyard with access directly from the living area· Undercover single bay parking (plus visitor parking bays within the group)· Ideal Investment or it would be a great first home. Size- 78sqm internally Council rates approximately \$1,630.00 per annum Water rates approximately \$900.00 per annum Strata levies admin approximately \$810.90 per quarter Strata levies reserve approximately \$459.00 per quarter Do not snooze or you will lose so for further information or price guidance please call Brett Nazzari on 0418 900 571. This property is offered for sale via EXPRESSIONS OF INTEREST. All offers will be presented as received and responded to on or before the campaign end date of 5:00pm Saturday December 23, 2023.