

**123/12 Wall Street, Maylands, WA 6051**

**Sold Apartment**

Friday, 6 October 2023

123/12 Wall Street, Maylands, WA 6051

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 95 m2**

**Type: Apartment**



John Caputo  
0433158384

**\$410,000**

You won't believe the value on offer here with this three-bedroom, one-bathroom unit. Situated on the banks of the Swan River in the highly desirable Swan on Tranby complex, this stylish property is move-in ready. With no work required, you'll have plenty of time to admire those incredible river views from the living room, modern kitchen and balcony. Spacious open-plan living and dining are further enhanced by a balcony with plenty of room for a dining setting to luxuriate over a bevvy and those million-dollar views. Featuring timber flooring and generous light and airy rooms, spacious bedrooms, a modern bathroom with an integrated laundry and a well-equipped galley kitchen promise an enviable lifestyle and plenty of opportunities for entertaining and relaxation. This low-maintenance unit capitalizes on its riverside location and connection to nature with kilometres of walking and cycling trails on your doorstep, along with parks, the Maylands Yacht Club and the Maylands Public Golf Course. The heart of cosmopolitan Maylands isn't far away with the buzzing 8th Avenue and Whatley Crescent café and shopping strip, supermarkets, bus routes and the Maylands Train Station. With Guildford Road a short distance away, you can be in the CBD, at the Perth Airport or Edith Cowan University in moments. This unit has wide appeal for investors, professionals, first-home buyers, FIFO workers and university students. Prime riverside locations are rare, particularly for three-bedroom properties of this standard. Please don't hesitate to contact John Caputo on 0433 158 384 to arrange a viewing today. Property features: • Three-bedroom, one-bath Renovated Apartment • Spacious open-plan living and dining with split-system air-conditioning • Generous decked balcony with river views • Modern galley kitchen with stainless appliances including an induction cooktop, oven and dishwasher, overhead storage and double sinks with river views • Modern bathroom with a bathtub and an integrated laundry • Timber flooring • Light and airy décor • Single carport • Well-maintained Swan on Tranby complex • Riverside location • 95sqm internal area on title plus car bay and balcony area total 116sqm Location highlights: • 50m to the Swan River • 350m to De Lacy Reserve • 1.2m to Maylands Peninsula Public Golf Course • 1.2km to Maylands Peninsula Primary School • 2km to Maylands Yacht Club • 2.1km to 8th Avenue/ Whatley Crescent cafe/dining strip • 2.3km to the Maylands Train Station • 3.6km Ascot Racecourse • 5.8km to Edith Cowan University • 6km to Perth CBD • 13.4km to the Perth Airport Currently tenanted for \$435.00 PW until 13/10/2023 Council rates: \$1,615.86 PA Water rates: \$916.04 PA Strata fees: \$1,217.10 PQ ( Admin Fund \$874.94 & Reserve Fund \$342.16)