

**50/26 Stanley Street, Mount Lawley, WA 6050**



**Apartment For Sale**

Saturday, 29 June 2024

50/26 Stanley Street, Mount Lawley, WA 6050

**Bedrooms: 2**

**Bathrooms: 1**

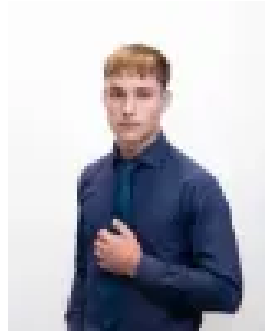
**Parkings: 1**

**Area: 58 m2**

**Type: Apartment**



John Caputo  
0894734888



Dante Caputo  
0894734888

**From \$399,000**

Sitting in the exclusive suburb of Mount Lawley, you won't believe the views from this two-bedroom, one-bathroom apartment. Surrounded by affluent homes, picture all the entertaining you will enjoy from your balcony and living room with city and sunset views to die for. Designed to make the most of this riverside precinct, the living and dining room lead to the balcony, further expanding your living space enhanced by incredible views. The neutral décor will suit most furnishings with wood-look flooring, a well-equipped kitchen and an integrated bathroom and laundry. With all the hard work done, you can simply move in and start enjoying this incredible location from day one. This well-maintained complex built in 1970 features a lift and carport - not that you'll need your car that often since the Mt Lawley train station is a short walk away. The Swan River is practically at your feet with kilometres of riverside walking and cycling paths leading to the Maylands Yacht Club, Bardon Park and Perth's CBD. You have incredible cafes, bars, specialty stores and supermarkets nearby on Guildford Road and the Maylands' 8th Avenue and Whatley Crescent dining and shopping strip. You're only a short distance from the Maylands Peninsula Golf Club, HBF Park, Mt Lawley's entertainment precinct, Northbridge and Ascot Racecourse. Given the incredible proximity to the city and Perth Airport, this is an ideal option for investors, FIFO workers, professionals or out-of-towners seeking a property in a central location. This beautifully maintained apartment is primed for Maylands' ready-made rental market, including students studying at the nearby Edith Cowan Mt Lawley campus. As you're only around the corner from St John of God Hospital, medical staff will appreciate the convenience. This won't remain on the market for long. So don't hesitate to contact John Caputo on 0433 158 384 to arrange a viewing today.

**Property features:**

- Incredible city and sunset views
- Two bedroom (one with built-in robes), one bathroom
- Spacious living and dining room leading to a 2sqm balcony
- Kitchen with a gas cooker and overhead storage
- Neutral décor with timber-look flooring
- Integrated bathroom and laundry
- 73sqm, with 58sqm of living space
- Dedicated carport
- 1970 brick construction
- Well-maintained complex with a lift
- Move-in ready
- Incredible return on investment

**Location highlights:**

- 350m to the Swan River
- 500m to St John of God Hospital
- 550m to Mt Lawley Train Station
- 1km to Bardon Park
- 1.3km to the 8th Avenue/Whatley Crescent café/shopping strip
- 1.4km to Maylands Yacht Club
- 2.7km to Maylands Peninsula Public Golf Course
- 3.1km to Edith Cowan University
- 3.4km to the Perth CBD
- 4.8km to Ascot Racecourse
- 9.1km to the Perth Airport

**Expected Rental Return:** Approximately \$500-\$550 per week  
**Strata rates:** \$500.00 admin & \$850.00 projects levy P/Q  
**Water Rates:** Approximately \$800 P.A  
**Council Rates:** \$1664.75c P.A