

# 1/79 Stuart St, Maylands, WA, 6051



## Townhouse For Sale

Thursday, 22 August 2024

1/79 Stuart St, Maylands, WA, 6051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Brett Nazzari  
0892712777

## NEAT AS A PIN 2 BEDROOM TOWNHOUSE IN A FANTASTIC AND CONVENIENT LOCATION

Buyers in the \$500,000's are encouraged to come and inspect this property with all offers presented as received and responded to on or before the campaign end date of 4:00PM Sunday the 21st of July 2024 (if not sold prior). The seller reserves the right to accept an offer prior to the campaign end date.

Don't miss this amazing opportunity to either nest or invest.

This lovely 2 bedroom home is so neat and tidy and being a Townhouse it is a very rare property indeed especially with the enormous front/side yard and garden that is all yours to enjoy with family and friends.

This home is light and bright, is very nicely laid out and features tiled floors, skirting boards, a spacious and functional kitchen with built in dishwasher and overhead cupboards as well as a large family and meals area that leads directly to the large patio and the enormous, and beautiful yard and garden.

The living area has split system reverse cycle air-conditioning as well as a ceiling fan and also there are security screens and doors throughout.

Both bedrooms are upstairs and have reverse cycle air conditioning & built in robes. The master has its own balcony, and the modern bathroom has a shower and is adjacent to the separate toilet

The undercover carport includes a separate store room.

Located in a small group of only 10 at the very front of this well maintained complex this beauty really does tick a lot of boxes not to mention very low strata fees and this fantastic and convenient location which is so close to pretty much all that fabulous Maylands and Inglewood have to offer.

This lovely home really does provide the ideal place to call home or to buy as an investment.

I think upon inspection your decision to purchase should be an easy one so do not snooze, or you will lose.

CONTACT BRETT NAZZARI on 0418 900 571 FOR ANY FURTHER INFORMATION.

Strata Admin Levies are \$360.00 per quarter.

Reserve Fund Levies are \$500.00 per quarter.

Shire Rates are \$ 1,717.60 per annum.

Water Rates are \$ 1082.40 per annum

- Distance to the Beaufort Street Strip and bus stop is 500m
- Distance to Inglewood Coles is 800m
- Distance to The Meltham Train Station 900m