

15/7 Riverslea Avenue, Maylands, WA 6051



Unit For Sale

Wednesday, 10 July 2024

15/7 Riverslea Avenue, Maylands, WA 6051

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Daniel Colbert

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Offers Over \$429,000

Future rent potential up to \$530 per week. Currently tenanted until the 27th of November 2024 at \$380 per week. Current Rental Comparative Market Analysis Report available from agent on request. Perfectly positioned on the first floor of the Riverslea towers within Waterfront Mews, this delightful apartment showcases a tastefully renovated interior with an open living area with a spacious feel with direct access to the balcony overlooking the trees and surrounds. Enjoying an enviable lifestyle of unparalleled convenience and proximity to parklands and cycle paths this won't last long! Property features including easy care floors to main living areas, carpeted bedrooms, spacious lounge room, modern kitchen with stainless steel electric oven, electric ceramic glass touch control cooktop and stainless steel rangehood, generous sized bedrooms, bathroom with separate bathtub and shower and separate laundry are sure to catch the attention of first home buyers and investors alike ! 2 Bed | 1 Bath | 1 Allocated Undercover Carport* - Warm and welcoming interiors enhanced by neutral décor - Spacious lounge room - Modern user-friendly kitchen with inbuilt appliances - White 60cm dishwasher - Generous sized carpeted bedrooms - Main bedroom with large built-in wardrobes - Good sized renovated bathroom with separate bath and shower - Separate Laundry - Easy care floors - Split system Air Conditioning in lounge room - Beautifully maintained grounds and gardens in complex - Ideally located close to parks and river - Moments to City transport via bus - Perfect for owner occupiers or astute investors - Close to the lifestyle attractions and amenity of Maylands - Close to walking and cycle tracks leading around the river and to CBD - * 1 Allocated undercover Carport numbered for use on common property - 2 Pools in complex and mini/half court tennis court - Pet-Friendly - On-Site bicycle storage room/facility in complex (key register) - Secure drying areas on site in the complex - Additional visitor parking available on site (off Bardon Place) Points of interest (all distance approximate according to Google maps) - 240m to Bardon Park - 300m to nearest bus stop - 1km to Maylands train station and cafes on Whatley Crescent - 1.1km to The Rise Community Centre - 1.2 to Maylands Coles & IGA Shopping centres - 2.1km to Maylands Peninsula Primary School - 2.3km to Maylands Peninsula Public Golf Course - 3.7km to Perth CBD - 8.5km to Perth Airport Rates & Dimensions - Council Rates \$1766.32pa - Water Rates \$916.13pa - Strata Levy \$973.61 p/qtr (Admin) - Strata Levy \$104.94p/qtr (Reserve) - Total Internal Strata Area 77sqm Disclaimer * Undercover parking is not formalised nor does it form part of the purchase from a strata point of view and is not recorded on any strata plan and is numbered to use on common property.