

**23/3 Sherwood Street, Maylands, WA 6051**



**Unit For Sale**

Tuesday, 2 July 2024

23/3 Sherwood Street, Maylands, WA 6051

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 42 m2**

**Type: Unit**



**Brock Robertson**

0892712777

## From \$229000

Located in the heart of Maylands, this neat first floor apartment is just a short walk to Coles and other local shops, Maylands Train station, Primary School, Eighth Avenue/Whatley Crescent bars, cafés and restaurants, the Swan River and river cycle paths. With a rent potential of \$400 plus per week this little beauty will suit investors and 1st home buyers alike. Features; • 42m<sup>2</sup> of internal living area (60m<sup>2</sup> on the title) • Kitchen with gas cooktop • Open plan living area • Master bedroom with ensuite • Large bathroom with internal laundry • Freshly painted throughout • Balcony • Ample resident and visitor parking • Secure complex - Built 1971 Strata fees: \$498.58 p/q Reserve levy: \$134.75 p/q Gas levy: \$24.26 p/q Water levy: \$43.12 p/q Water Rates \$884.35 p/a Shire rates \$1,645.16 p/a Location; Coles - 300m IGA and Ken's Bakehouse - 450m The Rise Recreation centre - 700m Maylands Primary school - 800m Lyric Lane and The Seasonal Brewery 800m Maylands Train station - 1km Bardon Park/East Street Jetty 1.3km Maylands golf club - 1.7km Perth CBD - 6.1km Perth airport - 12.2km