

**37/76 East St, Maylands, WA, 6051**



**Sold Unit**

Thursday, 22 August 2024

37/76 East St, Maylands, WA, 6051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



**Brock Robertson**

0892712777

## TOP FLOOR END UNIT

Located in the heart of Maylands, this neat top floor end unit is just a short walk to Coles and other local shops, Maylands train station, Maylands Primary School, Eighth Avenue/Whatley Crescent entertainment hub, the Swan River and river cycle paths.

This property has the rent potential of \$420 plus per week and will suit either investors or first home buyers alike.

The buyer has the option to have furniture included with this property.

Features;

- 57m<sup>2</sup> of internal living area
- Modern kitchen with gas cooktop
- Spacious open plan living area
- Bathroom/laundry
- Master bedroom with ceiling fan and reverse cycle air-conditioning
- Good size balcony with morning sun and leafy outlook
- Fully secure

Plenty of parking

- Mt Lawley high school catchment zone

Strata fees: \$590.76 p/q

Reserve levy: \$77.33 p/q

Shire rates: \$1661.12 p.a.

Water rates: Yr22/23 \$933.44 p.a.