

**4/25 Elizabeth Street, Maylands, WA 6051**

**Unit For Sale**

Wednesday, 3 July 2024

4/25 Elizabeth Street, Maylands, WA 6051

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ben Noakes  
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## Openn Negotiation

The Openn Negotiation has started. (Openn negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). This property can be sold at any time. Contact Ben Noakes on 0406 724 614 immediately to become qualified and avoid disappointment. This well-laid-out three-bedroom ground-floor unit, part of a small, well-maintained complex of six units, is privately situated at the rear of the group. It boasts an amazingly spacious undercover entertainer's alfresco and courtyard area. Features include a large, spacious lounge/living area, three good-sized bedrooms, a bathroom/laundry combo, and a modern open-plan kitchen with a meals area. Sliding doors open out to a huge paved alfresco/courtyard area, perfect for outdoor gatherings. Easy-care tiled floors run throughout the unit, which also includes a storeroom, undercover parking, and off-street visitor parking. Conveniently walkable to the river, shops, and public transport, this unit offers a perfect blend of comfort and location. Property features include: - Fresh internal painting throughout. - New blinds throughout. - Reverse cycle split system air-conditioning to the meals area. - Three decent size bedrooms with the master bedroom featuring a large built-in robe and ceiling fan. Bed 2 also includes a built-in robe. - Bathroom/laundry combo with additional storage also found in the bathroom. - Separate living and dining areas. - Well-appointed kitchen that features ample bench spaces, cupboards that includes overheads and pantry, 600mm appliances, gas cooktop, and dishwasher. - A huge covered alfresco and courtyard that includes a side gate conveniently providing direct access from front of the property. - Storeroom. - Undercover parking. Feature Locations include: - 500m to Maylands Yacht Club and Bardon Park on the Swan River. - 1.4km to Maylands Golf Course. - 1km to Maylands Train Station or 1.8km to Mount Lawley's Train Station. - 4.6km to Perth CBD. - 7.8km to Perth Airport. - An abundance of parks, shopping options, cafes, restaurants, and bars all close by. The Outgoings: - Strata fees: \$900/quarter (\$625 admin + \$275 reserve). - Council Rates: Approx \$1,704.66 per annum. - Water Rates Approx \$1,058.79 per annum. For further information or to discuss the property further, please contact Ben Noakes today. Mobile: 0406 724 614 Email: ben@harcourtsempire.com.au