

# 9/36 Mephan Street, Maylands, WA 6051



## Unit For Sale

Sunday, 23 June 2024

9/36 Mephan Street, Maylands, WA 6051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Walter Iustini  
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## High \$300,000's

**Two Bed One Bath One Car Bay** This renovated ground-floor apartment, built in 1975, offers an exceptional opportunity for first home buyers, investors, and professionals alike. Featuring two bedrooms, one bathroom, and a dedicated car bay, the apartment boasts 60 sqm of living space, plus a large balcony overlooking Gibbney Reserve. The open plan living and dining area is perfect for entertaining and relaxation. The modern kitchen, equipped with quality appliances, ample storage, and sleek countertops, is a chef's delight. Inside, you'll find beautiful light wooden floors, clean white cabinetry, new light fittings, modern bathroom fixtures, and sleek modern tiling. Comfort is ensured all year round with a reverse cycle split system air conditioner in the main living area. Imagine yourself enjoying the summer breeze on your private balcony or taking a short walk to the river to appreciate the stunning parkland and riverside paths that encircle the Maylands Peninsula. The location is ideal, with convenient access to dining and shopping along 8th Avenue and Whatley Crescent, where you have a range of cafes, bars, specialty stores, and boutiques. This move-in ready apartment is perfect for those seeking a lock-and-leave lifestyle, including FIFO workers and professionals who will appreciate the short commute to the city. With an approximate rental return of \$500 per week, this low-maintenance investment is highly attractive. Key features of the property include two spacious bedrooms, with the primary bedroom featuring built-in robes, and a modern bathroom. Security screens provide peace of mind, while the neutral decor allows you to easily personalize the space. Dedicated parking and visitor parking are also available. Don't miss out on this fantastic opportunity to secure a comfortable and convenient lifestyle in a highly desirable location. Click 'Get in Touch' or 'Email Agent' for floor plan and strata information. This property is sold unfurnished. Virtual furniture and fittings for illustration purposes only. Property Code: 1512