



# FOR SALE

## CALLING ALL ASTUTE BUYERS

Introducing an exceptional opportunity brought to you by Rob Harwood@realty: Welcome to 10/36 Mephan Street, Maylands. Nestled in an enviable locale with a picturesque view of Gibbney Reserve, this ground floor apartment has undergone a full renovation. Its prime position, just moments from Perth CBD, Maylands cafe strip, and the train station, ensures convenience and lifestyle at your doorstep.

This immaculate property boasts:

- Two bedrooms, each adorned with fresh paint, new carpets, and window treatments.
- A generously proportioned renovated bathroom.
- A sleek modern kitchen featuring stone benchtops.
- An expansive lounge and dining area offering ample space.
- Comfort is ensured with split system air conditioning.
- Stylish timber-look vinyl plank flooring graces the living spaces.
- Sliding door opening onto a spacious grass area overlooking Gibbney Reserve.
- 1 carport for your exclusive use

Approximate yearly outgoings including Strata \$3304 water rates \$949 Shire \$1600  
 This property is currently vacant but should achieve a rent of between \$80 - \$520 per week.  
 Being part of a well-maintained group, this property offers reasonable strata fees at approximately \$800 per quarter.  
 Ideal for first home buyers or savvy investors, this property's prime location and impeccable condition make it highly sought-after in the rental market. Don't miss the opportunity to experience this remarkable property firsthand. Contact Rob Harwood today to arrange your viewing appointment.

2 BED | 1 BATH | 1 CAR

### PRICE:

Offers from \$319,000

### OPEN FOR INSPECTION:

N/A



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