



FOR SALE

BE QUICK

Introducing an exceptional opportunity brought to you by Rob Harwood@realty: Welcome to 2/36 Mephan Street, Maylands. Nestled in an enviable locale with a picturesque view of Gibbney Reserve, this ground floor apartment. Its prime position, just moments from Perth CBD, Maylands cafe strip, and the train station, ensures convenience and lifestyle at your doorstep.

This property boasts:

Two bedrooms, brand new hybrid flooring and new paint.

A generously proportioned bathroom.

Revamped kitchen.

Spacious lounge and dining.

Stylish timber-look hybrid flooring in the living spaces.

Sliding door opening onto a spacious grass area.

1 carport for your exclusive use

Approximate yearly outgoings including Strata \$3450 water rates \$949 Shire \$1600

This property is currently vacant but should achieve a rent of between \$480 – \$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

OPEN FOR INSPECTION:

N/A



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