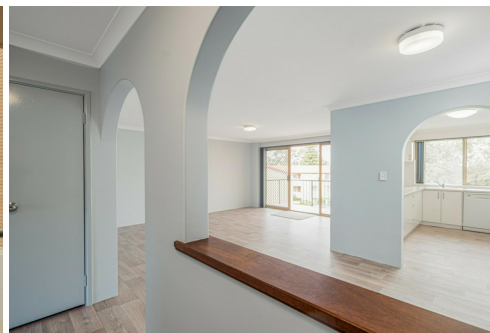




Maylands, 15/7 Riverslea Avenue

"Waterfront Mews" Beautifully renovated 2 bed just a stroll from Bardon Park

Future rent potential up to \$530 per week. Currently tenanted until the 27th of November 2024 at \$380 per week. Current Rental Comparative Market Analysis Report available from agent on request.

Perfectly positioned on the first floor of the Riverslea towers within Waterfront Mews, this delightful apartment showcases a tastefully renovated interior with an open living area with a spacious feel with direct access to the balcony overlooking the trees and surrounds. Enjoying an enviable lifestyle of unparalleled convenience and proximity to parklands and cycle paths this won't last long!

Property features including easy care floors to main living areas, carpeted bedrooms, spacious lounge room, modern kitchen with stainless steel electric oven, electric ceramic glass touch control cooktop and stainless steel rangehood, generous sized bedrooms,



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
UNDER CONTRACT

View
ljhooker.com.au/3QGVFGJ

Contact
Daniel Colbert
0414 337 434
daniel.colbert@ljhooker.com.au

LJ Hooker City Residential
(08) 9325 0700

bathroom with separate bathtub and shower and separate laundry are sure to catch the attention of first home buyers and investors alike !

2 Bed | 1 Bath | 1 Allocated Undercover Carport*

- Warm and welcoming interiors enhanced by neutral décor
- Spacious loungeroom
- Modern user-friendly kitchen with inbuilt appliances
- White 60cm dishwasher
- Generous sized carpeted bedrooms
- Main bedroom with large built-in wardrobes
- Good sized renovated bathroom with separate bath and shower
- Separate Laundry
- Easy care floors
- Split system Air Conditioning in lounge room
- Beautifully maintained grounds and gardens in complex
- Ideally located close to parks and river
- Moments to City transport via bus
- Perfect for owner occupiers or astute investors
- Close to the lifestyle attractions and amenity of Maylands
- Close to walking and cycle tracks leading around the river and to CBD
- * 1 Allocated undercover Carport numbered for use on common property
- 2 Pools in complex and mini/half court tennis court
- Pet-Friendly
- On-Site bicycle storage room/facility in complex (key register)
- Secure drying areas on site in the complex
- Additional visitor parking available on site (off Bardon Place)

Points of interest (all distance approximate according to Google maps)

- 240m to Bardon Park
- 300m to nearest bus stop
- 1km to Maylands train station and cafes on Whatley Crescent
- 1.1km to The Rise Community Centre
- 1.2 to Maylands Coles & IGA Shopping centres
- 2.1km to Maylands Peninsula Primary School
- 2.3km to Maylands Peninsula Public Golf Course
- 3.7km to Perth CBD
- 8.5km to Perth Airport

Rates & Dimensions

- Council Rates \$1766.32pa
- Water Rates \$916.13pa
- Strata Levy \$973.61 p/qtr (Admin)
- Strata Levy \$104.94p/qtr (Reserve)
- Total Internal Strata Area 77sqm

Disclaimer * Undercover parking is not formalised nor does it form part of the purchase from a strata point of view and is not recorded on any strata plan and is numbered to use



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on common property.

More About this Property

Property ID	3QGVFGJ
Property Type	Unit

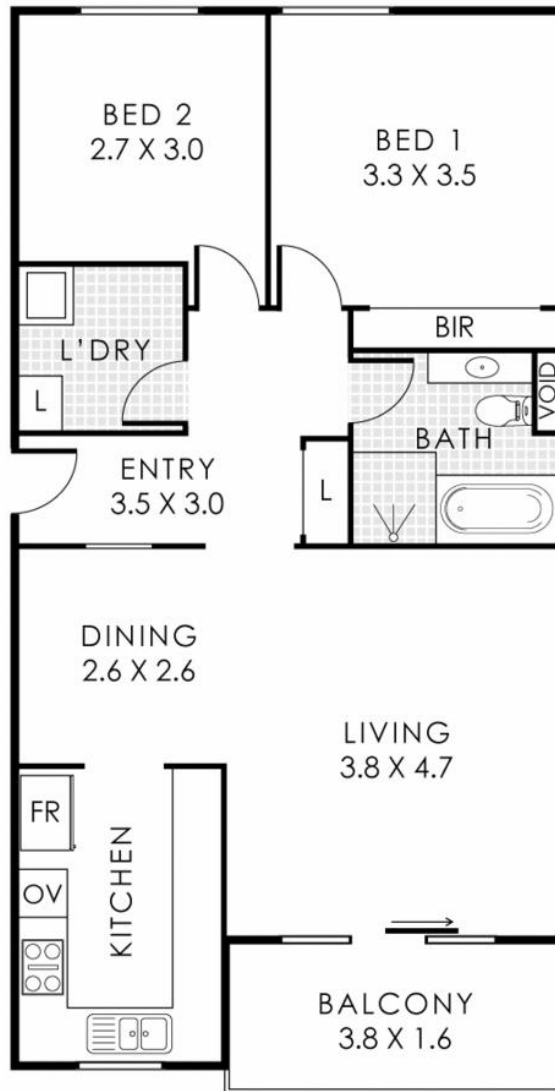
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15/7 Riverslea Avenue, Maylands

Residence 77m² | Balcony 7m²
Total Area 84m²



This floorplan is for illustrative purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements and all other information shown are an approximate representation only. Measurements and total area do not include or account for wall thickness or any area under cover. City Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose.
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