







21/222 Whatley Crescent, Maylands

"Whatley Court" Charming 2 bed low-maintenance living and location convenience

Auction Location: Online

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GONE !

Under Contract by Openn Negotiation we now have 6 genuine buyers who have missed out and are still looking! Thinking of selling? Call me today on 0414337434.

The Openn Negotiation is underway (online auction with flexible terms for qualified buyers) and the property can sell as early as tomorrow. Contact the agent immediately to become qualified and avoid disappointment.
"Whatley Court" Charming 2 bed low-maintenance living and location convenience

Perfectly positioned on the second floor of Whatley court apartments this delightful low maintenance apartment is nestled in a well-kept

2 1 0

FOR SALE
UNDER CONTRACT

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

AGENCY
LJ Hooker City Residential
(08) 9325 0700

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.

LJ Hooker

complex of only 21 units offering a central lifestyle in the heart of Maylands.

Offering unbeatable convenience this superb apartment places you just moments from the vibrant Whatley Crescent café strip, the heart of Maylands town centre Eighth Avenue offering an eclectic mix of vintage shopping and vibrant laneway culture, and excellent public transport. An outstanding opportunity for investors, first home-buyers, or FIFO workers seeking a great lock and leave base being also only approx. 5.4km from Perth's CBD this won't last long!

Now vacant, this property is ready and waiting for you to move right in at settlement with no tenancy to finalise.

2 Bed | 1 Bath

- Established "Whatley Court" complex with staircase access to second floor
- Small community of 21 units
- Easy care flooring throughout
- Modern functional kitchen with inbuilt stainless-steel appliances
- Gas 4 burner cooktop
- Large lounge with air conditioner
- Huge built-in robes to Main bedroom
- Double robes to second bedroom
" Modern renovated bathroom
" Stroll to Maylands shops, Whatley Café strip heart
- Onsite Laundry
- Unallocated parking available onsite*

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

- 300m to Plowman Reserve
- 300m to Maylands Train Station
- 500m to Coles Maylands
- 450m to Lyric Lane
- 550m to The Seasonal Brewing Co
- 180m to Volare
- 700m to IGA Maylands
- 650m to Kens Bakehouse
- 800m to Maylands Primary School
- 1.4km to Bardon Park
- 2.5km to Maylands Golf Club
- 5.4km to Perth CBD
- 8.9km to Perth Airport

Invest or nest —this property is perfect to enjoy and occupy yourself or find the ideal tenant with an estimated rental return of $550 - $575 Per week.

Rates & Dimensions

- Council Rates $1,766.90 pa
- Water Rates $928.61 pa
- Strata Fees $734.13 p/qtr (Admin)
- Strata Fees $271.25 p/qtr (Reserve)
- Total Internal Strata Area 56m2

The Openn Negotiation is underway (online auction with flexible conditions for qualified buyers) The Auction has commenced, and the property can sell as early as tomorrow. Contact Exclusive Agent Daniel Colbert immediately to become qualified or you could miss out! (The sellers reserve the right to sell prior) Register to watch the Auction at openn.com.au

Disclaimer* - Unallocated parking on common property is not

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formalised nor does it form part of the purchase from a strata point of view and is not recorded on any strata plan and there is no exclusive use by-law in place governing parking.

Disclaimer** - Balcony area outside of internal strata depicted as balcony is an exclusive use area only.

MORE DETAILS

Property ID	3VXKFGJ
Property Type	Unit

Daniel Colbert 0414 337 434
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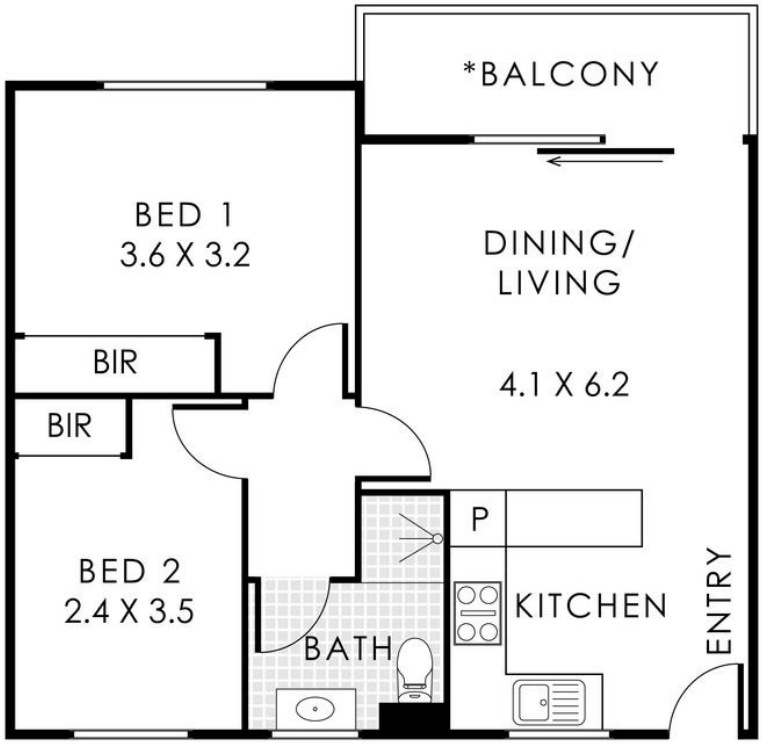








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21/222 Whatley Crescent, Maylands

Residence 56m²
Total Area 56 m²

*** Balcony is for exclusive use**

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