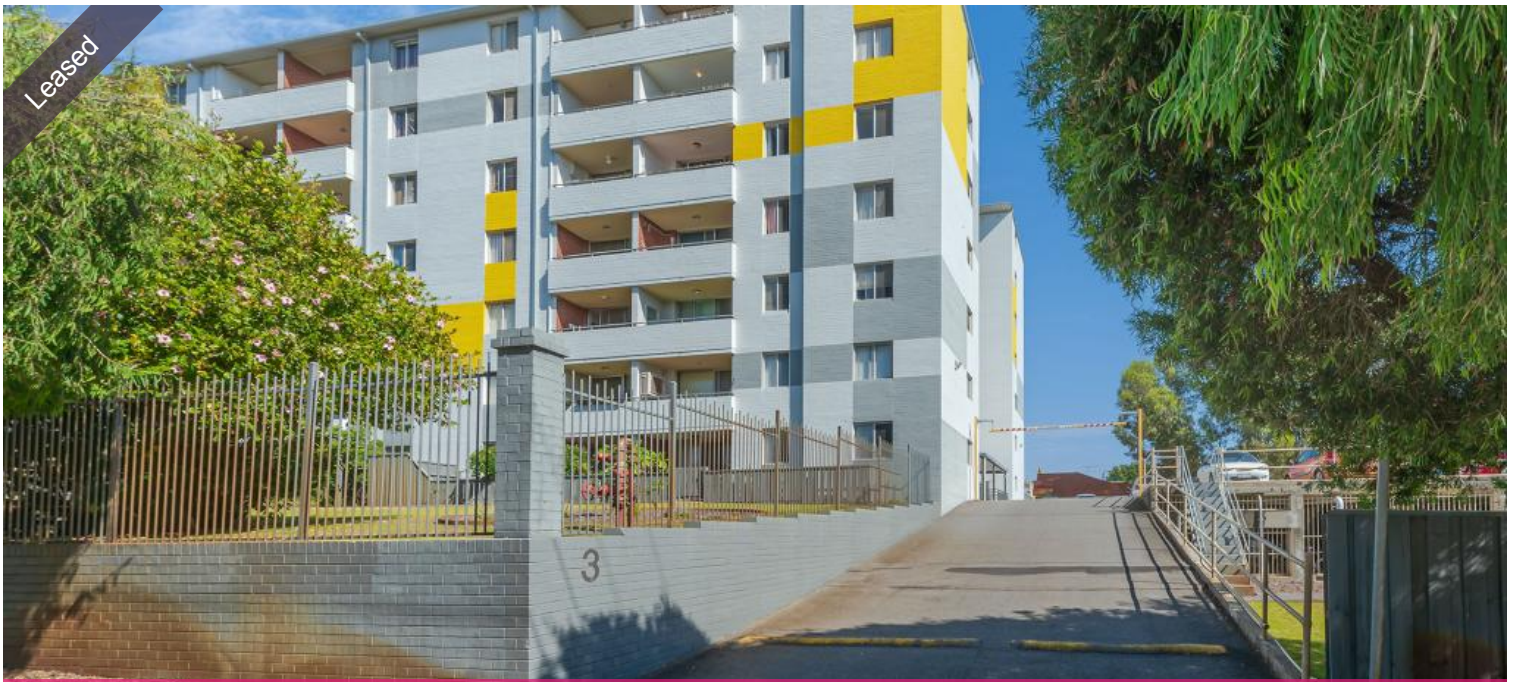


Leased



94/3 Sherwood Street, Maylands



## IN THE HEART OF IT ALL

Situated just five minutes from the city and within strolling distance of the Swan River and the Maylands' tourist precinct, this 1 bedroom apartment is a lock and leave dream! Located on the top floor and a balcony with sweeping views of Maylands.

Featuring open-plan living and dining, a modern kitchen and an ensuite bathroom, this property is move-in ready, especially since it has just been freshly painted and refurbished with new carpets. These upgrades will be very welcome as you're going to find all the trappings along Eighth Avenue and Whatley Crescent hard to resist for breakfast, brunch, lunch, dinner and drinks. You'll soon discover the best banana bread in Perth is baked at Sherbet Café, and there's freshly brewed beer and live music at the Seasonal Brewing Co.

You have dedicated parking, however, it's just a short stroll to the Maylands Train Station, buses, supermarkets and specialty stores on Guildford Road. The Swan River, parks, reserves, the RISE Recreation Centre and sporting facilities like the Maylands Peninsula Golf Course and Maylands Yacht Club are also within easy reach. Guildford Road will have you at the Perth Airport, Ascot Racecourse, Edith Cowan University and the Perth CBD in moments.

### Property features:

- Top-floor apartment
- One bedroom (with built-in robes), one ensuite bathroom
- Open plan living and dining leading to a balcony

 1  1  1

**Price** \$350 Per Week  
**Property Type** Rental  
**Property ID** 28683

### Agent Details

Kristie-Lee Newnham - 08 9207 2088

### Office Details

Xceed Real Estate - Property Management  
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

Modern kitchen with gas cooking  
Balcony with views over the neighbourhood  
Recently painted  
New carpets  
Security screens  
Communal laundry  
Gated and well-maintained gardens  
Dedicated parking  
Well-maintained Madison Heights apartment complex

A little about the location:

300m to Coles & IGA Maylands  
600m to The Rise Recreation Centre  
650m to the 8th Avenue/Whatley Crescent café, bar and shopping strip  
950m to the Maylands Train Station  
1km to the Swan River  
1.1km to Gibbney Reserve  
1.9km to the Maylands Peninsula Golf Course  
4km to Edith Cowan University  
5km to Perth CBD  
6.8km to the Perth airport

Sorry no pets considered

#### **HOW TO BOOK AN INSPECTION FOR THIS PROPERTY**

If you would like to book an inspection for this property, then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times. If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled Happy house-hunting!

#### **IMPORTANT INFORMATION:**

1. If there is no home open time listed, register your interest and you will be alerted when a time is booked - please do not enquire requesting a viewing as you will not receive a response
2. Due to the sheer volume of enquiries, we receive in this market, we cannot accommodate private inspections so please ensure you or a representative for you attends the scheduled time booked.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*