



Unit 4, 36 Tenth Ave, Maylands



## Fully Renovated 1 Bedroom Apartment – Huge Courtyard & \$500/Week Rent

Ideal for investors or first home buyers, this fully renovated ground-floor 1 x 1 bedroom apartment is currently earning \$500 per week from a reliable tenant who is happy to stay, providing secure income from day one with a strong gross rental yield of approx. 5.43%.

### Property Features:

- 1 bedroom, 1 bathroom
- Fully renovated,
- Light-filled interior
- Open plan living with split system air conditioning
- Modern kitchen with overhead cupboards, dishwasher, and front loader recess
- Rare, large private courtyard – perfect for relaxing, entertaining, or enjoying outdoor space
- Approx. 44sqm internal space
- Pets allowed with strata approval
- Complex Amenities & Security:
  - Swimming pool & tennis court
  - Communal laundry facilities
  - Secure gated complex with CCTV and key fob access

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<b>Price</b>	Offers from \$479,000
<b>Property Type</b>	Residential
<b>Property ID</b>	4727
<b>Land Area</b>	44 m2
<b>Floor Area</b>	44 m2

### Inspection Times

Sat 18 Apr, 11:00 AM – 11:30 AM

### Agent Details

Tracey Clarke – 0406 671 720

### Office Details

Wanneroo  
945 Wanneroo Rd Wanneroo WA 6065  
Australia  
08 9206 1600



- Well-maintained, low-maintenance living

**Investment Highlights:**

- Currently earning \$500/week
- Lease until May 2026
- Strong rental demand in Maylands
- Approx. 5.43% gross yield
- Outgoings (approx.):
- Council rates: \$1,774.81 p.a.
- Water rates: \$922.37 p.a.
- Strata: \$702.30/quarter
- Temporary special levy: \$181.50/quarter (until Sep 2028)

**Location:**

- 8-minute walk to Maylands train station
- Close to Maylands café strip
- Easy access to Perth CBD and nearby shops, parks, and amenities

**Offers from \$479,000**

For more information or to arrange a private viewing, contact:

Tracey Clarke – 0406 671 720 [tracey@urbanwa.com.au](mailto:tracey@urbanwa.com.au)

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