



# SOLD

## CENTRAL LIVING IN MIDLAND

Tucked away in a small group of 4, this well positioned 3bed x 2bath villa is privately situated at the rear of the complex. This property has been upgraded by the current owner occupier and is available for immediate purchase without any leases. If you are looking for a sound investment the rental potential is approximately \$450/week. Alternatively, if you are a first home buyer or downsizer this property also ticks all the boxes.

The location is ideal with a short walk to conveniences of Midland Gate, Cinemas, cafes/restaurants/retailers and other medical amenities. Quick access to Row Highway with Perth domestic and international airports within 15 minutes' drive. Public transport options are available such as bus routes, and train access to Perth via Midland Trainline.

### Property Features:

- Neutral colour scheme with timber look floors through the main areas
- Gas cooktop and electric upright cooker, Dishwasher, single sink with double drainer
- 3 good sized bedrooms with sliding BIRs
- 1 ensuite adjoining main bedroom with second bathroom servicing guests/additional 2 bedrooms
- 2 toilets
- North facing alfresco area with artificial lawn and low maintenance reticulated garden
- Single lock-up garage plus additional parking for 2 cars right outside your door
- Small garden shed
- Ducted Evaporative AC throughout with additional split system reverse cycle in the living
- Ceiling fans in the open plan kitchen/meals/living
- Security screens to exterior doors
- Lot Size: 223m<sup>2</sup>, Interior plus garage (118m<sup>2</sup>)
- NO Strata Fees
- Built Year: 2002
- Council Rates 2023: \$1,958.84
- Water Rates 2023: TBA

Contact Shendelle 0412 713 911 or [harding@atrealty.com.au](mailto:harding@atrealty.com.au) to secure your interest in this fantastic property.

3 BED | 2 BATH | 2 CAR

PRICE:  
\$430,000

OPEN FOR INSPECTION:  
N/A



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