

14 FREDERIC STREET, MIDLAND, WA, 6056



**SOLD**

## A PRIME INVESTMENT OPPORTUNITY

A Prime Investment Opportunity

Rob Harwood@realty is delighted to present this exceptional property, perfectly positioned in Midland. Built in 1978, this solid brick and tile home sits on a sprawling 1,219 sqm block, boasting an R60/80 zoning that offers endless possibilities for the savvy investor. Located only walking distance from both major shopping centers and Midland train station

Key Features:

**Spacious Living:** The home features 3 generously sized bedrooms, providing ample space for a growing family or tenants.

**Original Charm:** The original bathroom includes a unique Roman shower, adding a touch of character to the property.

**Multiple Living Areas:** Enjoy a large formal lounge, separate dining, and family rooms, catering to various lifestyle needs.

**Functional Kitchen:** The original kitchen, complemented by tiled floors, retains its practical layout and charm.

**Modern Comforts:** Stay comfortable year-round with split-system air conditioning.

**Secure Parking:** A lock-up garage provides secure parking and additional storage.

**Outdoor Living:** The rear patio overlooks the picturesque Woodbridge Creek, offering a serene setting for outdoor relaxation.

**Development Potential:** With R60 zoning, this property presents numerous development options, including apartments or group housing.

**Investment Potential:**

The existing house is move-in ready and could fetch a rental income of approximately \$500 per week. Alternatively, with a simple repaint and refresh, the rental return could increase to up to \$600 per week.

Don't miss out on this rare opportunity to invest in a property with such significant potential in a prime location. Contact Bob Harwood@realty today to arrange a viewing and explore the possibilities.

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$715,000

**OPEN FOR INSPECTION:**  
N/A



**Rob Harwood**  
0411649625

robharwood@atrealty.com.au  
[www.robharwoodatrealty.com.au](http://www.robharwoodatrealty.com.au)