



**SOLD**

## EASY LIVING FOR OVER 55'S – UNDER OFFER

Discover the perfect blend of lifestyle and low-maintenance living in this beautifully presented over 55's villa, located in a quiet, well-maintained complex just a short drive from Midland Gate Shopping Centre and all the amenities Midland has to offer. Designed for ease and comfort, this lock-up-and-leave home offers all the essentials in a peaceful and friendly setting. Enjoy pottering in your charming front garden or relaxing in the private rear alfresco—this is easy living at its best.

### What You'll Love:

- Split-system air conditioning in the living room, evaporative cooling throughout, and three ceiling fans with lights.
- A well-equipped kitchen with an upright cooker, glass splashback, plenty of bench-space and pantry storage.
- A low-maintenance rear alfresco with patio and storeroom, perfect for outdoor dining or quiet mornings.
- Two comfortable bedrooms, both with built-in robes, plus a modern bathroom featuring a vanity, glass shower, and bathtub.
- Separate laundry with linen storage and direct access to the drying area and rear alfresco.
- Single undercover carport located at your front door for easy access, rain or shine.
- Small pets are welcome.

### Outgoings:

- Council Rates: \$1860.19/Annum (25/26)
- Water Rates: \$855.36 /Annum (25/26)
- Strata Fees: \$1932/Annum

Disclaimer: This information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquires.

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

**PRICE:**  
\$535,000

**OPEN FOR INSPECTION:**  
N/A



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