1/30 VICTORIA PARADE, MIDVALE, WA, 6056









FOR SALE

OVER 55'S VILLA WITH BEAUTIFUL PRIVATE GARDEN

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.

Property to be sold "As Is Condition". Under Lease Until 27 February 2027.

What's to Love:
• A well-equipped kitchen with an upright cooker, plenty of bench-space and tall pantry storage.
• Low-maintenance rear alfresco with patio and storeroom, beautiful garden perfect for outdoor dining or quiet mornings.
• Three bedrooms, all with built-in robes, plus a modern bathroom featuring a vanity, glass shower, and toilet.
• Second toilet ideal for when guests visit.
• 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. Side access with double gates ideal for additional parking or a trailer.
• Small pets are welcome.
• Internally 86m2, Storeroom 5m2, Carport and Front Garden 44m2, Rear Garden 141m2 (Total = 276m2)

Outgoings:
• Strata Fees: $2,205 /Annum (25/26)
• Council Rates: $1,915.95 /Annum
• Water Rates: $879.12 /Annum

Whether you're looking to downsize or enjoy a quieter pace in a supportive community, this villa offers the ideal mix of independence and ease. Contact Shendelle Harding on 0412 713 911 or harding@atrealty.com.au to arrange a viewing.

3 BED | 1 BATH | 1 CAR

PRICE:
Contact Agent

OPEN FOR INSPECTION:
N/A



Shendelle Harding
0412713911
harding@atrealty.com.au
www.atrealty.com.au