

**1/39 Ferguson Street, Midvale, WA 6056**

**Professionals**

**Sold Villa**

Tuesday, 15 August 2023

1/39 Ferguson Street, Midvale, WA 6056

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 239 m2**

**Type: Villa**

**\$360,000**

This gorgeous villa is perfect for those wanting to nest or invest in the area! If you are looking for a modern street front 3 bedroom 2 bathroom villa, in the most central and convenient location, this is it! Shops, frequent bus routes, eateries and parks are all within walking distance! All important amenities, medical and schools are so close, you will love the lifestyle and convenience of this location! Location! Location! This home is a big tick of approval for the investment checklist! Beautifully elevated block, this villa commands presence! The secure entrance makes this villa a perfect lock and leave. Downsizers or frequent travellers, enjoy the convenience of the shoppers entrance from the garage! Light and bright open plan living area with split system air conditioning. Well appointed kitchen with gas cooktop and an abundance of cupboards. Be impressed by the extra spacious bedrooms! All with built in robes. The master has a second split system air conditioner and ensuite. The ensuite has a spacious shower and neat basin. The main bathroom is also beautifully presented with a separate bath. Enjoy complete tranquility in your very private courtyard! Entertain or read a book, a great outdoor area! This villa is absolute value for money with no common walls or shared area. For those who are looking for a secure abode, you will love the lockable portico, alarm system and how private this property is! It is currently tenanted on a flexible periodic lease. If you are looking for an investment, this is perfect! Save money on tenant finding fees and start earning income from day one of ownership, this makes a savvy investment. A current periodic lease with very reliable, lovely tenants that are happy to renew the lease. Though, should you wish to move in, a simple notice period from finance approval is all that is required. A property this good will be snapped up quickly! Come a long to the home open and see for yourself what makes this property a must buy! Huge bonus! There is No strata fees and no shared insurance bill. There is simply a shared water metre just for the retic only for the common property which is roughly \$30 per year each to be paid amongst the owners.