

**10/1 Dudley Street, Midland, WA 6056**



**Townhouse For Sale**

Friday, 31 May 2024

10/1 Dudley Street, Midland, WA 6056

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 88 m2**

**Type: Townhouse**



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## From \$419,000

Welcome to this townhouse situated in the heart of Midland which provides a low maintenance layout whilst encompassing a good amount of space - spread out over two storeys and complete with a balcony and side courtyard! With great features throughout, including air conditioning, a store room and not one but two carports for parking, this property has many desirable qualities and a modern design. Whether you are looking for your own home, or for a secure ongoing investment opportunity, this home may be the answer - make sure you don't miss out!

**Property Highlights:-**  
Three-bedroom, two-bathroom property in Midland- Approx. 209 square meters total size- Situated within secure gated complex- Pedestrian gates to complex- Allocated undercover parking bay for two cars!- Secure store room separate to the house- Outdoor courtyard plus upstairs balcony- Two-storey layout, with modern design- Built in robes for plenty of storage- Split system air conditioning- Nearby shops, schools and transport

**Investor Summary:-** This property is currently tenanted on a fixed term lease for \$540 per week, until October 2024- Market rent for 10/1 Dudley Street is approximately \$575 per week- Based on a purchase price of \$425,000 and market rent, the estimated rental yield for this property is 7%- Strata rates for this property are approximately \$320 per quarter- HouseSmart Real Estate is highly active in Midland and the surrounding areas, and can provide high-quality property management services, from settlement and beyond!

Situated in a secure gated complex, this property provides the security and privacy that you need in your life. Drive on through the gates and you will arrive at Unit 10 - a double storey townhouse with well-positioned windows, a store room to the side of the carport, and a two-car undercover carport to park under. Make your way inside and you will be welcomed in to the home which has a relaxing downstairs area with a kitchen and meals section, and upstairs there is the living area, balcony, and main bedroom. The kitchen is a modern design and has all the room you need for cooking your favourite meals. There is an overhead rangehood, gas hotplates, plenty of bench space, and under-bench plus overhead cabinets. Also featured here is a fridge and microwave space, double stainless steel sink, decorative splashback tiling, and glass cabinetry. What meal will you cook first in your new home?

Next to this kitchen area you have the meals section, which is tiled throughout to make for easy cleaning. This area is sizeable and also features a nook under the stairs where you can put a bookshelf, study desk, or expand the meals area. Nearby, you have the downstairs bedrooms, the first of which would be perfect for a study room if you don't want to use it as a bedroom. This room has built in robes and a sliding door allowing lots of natural light as well as access to the side courtyard. The second downstairs bedroom is also a good size and would be perfect for a nursery or playroom if not for a bedroom. The main bedroom is upstairs, as is the living area. The living area and bedrooms are carpeted to provide a comfortable feel. There is a built in robe and downlights, and the split system air conditioning provides relief for the temperature. Outdoors, you have the balcony area upstairs, which provides a nice view over the complex. You can put an outdoor table and chairs here to enjoy the view. You also have the side courtyard which is quite roomy and provides space for pot plants.

Midland is a quite popular area with a large residential area combined with a commercial centre and semi-industrial fringes. It has seen a massive amount of rental growth in the past years (REIWA). Nearby to this property you have Midland Gate Shopping Centre which has Big W, Woolworths, Coles, Kmart, Target, as well as surrounding cafe's, restaurants, activity areas, and specialty stores. Nearby schools to this home include Helena River Steiner School and La Salle College, both a kilometre or less from the home. You also have the Midland Train Station (with a new station on it's way!) just over a kilometre from the home. All you need in walking distance!

If you are looking for an investment property, this property provides a current opportunity with an estimated rental yield with market rent of around 7%! With a low maintenance layout, gated complex position and nearby schools, parks and shops, this home would also be well suited for those looking to move in to their own home down the line. Whatever you are looking for, this home will not last forever - make sure you don't miss out!