

11F John Street, Midland, WA 6056



Villa For Sale

Friday, 5 January 2024

11F John Street, Midland, WA 6056

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 40 m2

Type: Villa



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\$340,000 to \$365,000

Come and view this sizeable yet low-maintenance unit that provides a comfortable livelihood, spanning across a large open plan living/dining, charming kitchen with plenty of storage, and large main bedroom plus bathroom. There is also a fenced courtyard for your outdoor entertaining, gardening and relaxation area. Best of all is the location - right across the park, which makes it easy to go on walks and enjoy the sunshine. For a property that has everything you need as well as an immediate investment opportunity (with high estimated rental yield) then look no further than this unit!

Property Highlights:- One-bedroom, one-bathroom villa built in 1978- 269 square metres land size- 40 square metres internal size- Split system air conditioning- Undercover car bay with private driveway- Large front lawn and garden area- Double sink and gas cooking to kitchen- Garden shed for storage to rear- Private fenced courtyard with paved area plus garden area

Investor Summary:- This property is currently tenanted on a fixed term basis until February 2024, for \$400 per week. The property will be ready for occupation or investment thereafter.- Market rent for 11F John Street is approximately \$400 per week- With a purchase price of \$350,000 and market rent, the estimated rental yield for this property is a massive 5.96%!

HouseSmart Real Estate is highly active in Midland and the surrounding areas, and can provide high-quality property management services throughout the duration of the tenancy and beyond.

Drive up in this complex and park in your own private driveway, which has an undercover carport area to keep your vehicle dry. The property is strata managed, but the positioning of the home creates a private and unique feel to it that is not too crowded. As you step out of the car, you'll notice the front garden area, complete with its privacy hedges, decorative trees, and lawn area, all of which brings a sparkle to the front of the property. Nearby you will find the entry to the home, which has a nice outlook over the front garden and on to the street. The home, built in 1978, stands strong with a brick and tile build, complete with a wooden panelling look to the front and rendered brick to the side.

Entering the home, you are welcomed by the large living space which presents a homely and comfortable feel from the very first time you step inside. This living and dining area has a large window looking out to the front yard. To the left, there is the main bedroom, which is quite a large size, with room for bed plus storage. There is also the main bathroom to the left, which has a separate toilet, shower, and vanity, ready to make your morning and evening routines smoother. To the living area, the split system air conditioner provides a nice breeze for those hot summer days so that you can relax in the comfort of your own home.

The kitchen holds a prominent position in the home, looking out over the living area, and has a lot of bench space for dishing up your favourite meals. The excess cupboard space also means that your storage requirements are looked after, with room for everything. Other features complimenting this kitchen are the stainless steel double sink, the gas burner hotplates, the overhead rangehood, and the large window that allows in lots of natural light as well as providing a nice view out to the backyard.

The private courtyard is perfect for some outdoor plants to lighten up the area with some greenery; and a little outdoor table and chairs to sip a cup of coffee or tea whilst enjoying the ambience of your own home. Nearby there is a garden shed so that you can store away your tools securely.

If you want to stretch your legs further, simply walk out the side gate from the courtyard, and across the road to Koolbardie Park, which has walking paths, a playground, and a basketball area. As for schools, there are plenty within walking distance including La Salle College (1.0km), St. Brigid's Primary School (1.5km), and North Metro TAFE Midland Campus (1.1km). Midland Gate Shopping Centre, with its many surrounding cafe's, restaurants, shopping outlet stores, and bar's, is a short 1.5km or approx. 5 minute drive/20 minute walk from the home. Also a short drive is the Swan Valley, with its wineries, chocolate companies, restaurants, and specialty food stores.

For a great location, and not to mention a wonderfully designed low maintenance unit, with a great lifestyle on offer, then look no further than 11F John Street. Whether moving in or continuing to rent the unit out, make sure that you don't miss out on this amazing opportunity!