

**13 Frederic Street, Midland, WA 6056**



**Sold House**

Friday, 8 September 2023

13 Frederic Street, Midland, WA 6056

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1022 m2**

**Type: House**

**\$555,000**

What we love...So many different ways to see the potential on this special property.What was a warm family home for a hard working family as they bought their children up and is now available for sale to the adventurous renovator, the astute investor or the ambitious developer.Superbly located in a very desirable part of the suburb where more and more people are beginning to understand the lifestyle on offer. As land becomes such a hot commodity and housing become an even hotter commodity, therein lies a chance to invest in the future for yourself or for your investment portfolioWhat to know...FEATURESBuilt in 19251,022sqm blockR40/R80 zoning in place. Subject to Council Approval.Solid brick 3 bedroom, 1 bathroom Cottage with all those special character features for the renovator in you.Large living areaSoaring ceilings, large living areas and bedroomsSeparate dining and kitchenFront porchBack alfresco with large back yardSide Access to a large workshopSeparate back section to the yardDISTANCES AND LOCAL AMENITIESMinutes to Midland Town CentreMinutes to Health CampusMinutes to the Swan River flood plains and bushland with all its walking trailsMinutes to Le Salle CollegeShort drive to Guildford and its cafes, restaurants and wine barsShort drive to Bassendean Village CentreRight on the edge of the Swan Valley and all it has on offer20 minutes to the AirportQuick access to major transport routes and local bus routesRATES:Council Rates: Approx \$1,631 per annumWater Rates: Approx \$851 per annumWho to talk to...Do get in touch with Natalie Arnold - 0423945159 for a viewing or private inspection. Always happy to help where I can