

**2/11 Muriel Street, Midland, WA 6056**



**Townhouse For Sale**

Wednesday, 12 June 2024

2/11 Muriel Street, Midland, WA 6056

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 165 m2**

**Type: Townhouse**



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## Expression of Interest

Discover this inviting and spacious rear duplex townhouse, perfectly positioned opposite La Salle College. This charming home features two well-sized bedrooms, two modern bathrooms, a study, and a secure double lock-up garage. As you enter, you'll be greeted by soaring vaulted ceilings that create a bright and airy atmosphere. The downstairs area boasts a generous open-plan living space, ideal for a cozy lounge and dining room setup. The modern kitchen is equipped with ample storage, a pantry, stainless steel appliances, a dishwasher, a generous centre island, and a gas hot plate, catering to all your culinary needs. The property includes a convenient downstairs bathroom and laundry. Upstairs, you'll find a versatile retreat area that can serve as a study, perfect for working from home or a quiet reading nook. The two good-sized bedrooms feature built-in robes, ensuring plenty of storage space. The second bathroom upstairs includes a bathtub, ideal for relaxing soaks. The outdoor space is secure with a fully fenced backyard that overlooks a serene creek and tranquil wetlands. The double remote lock-up garage provides secure parking for your vehicles. For your comfort, the home is fitted with split system air conditioners, though please note the ducted air conditioning is currently non-functional. This townhouse offers an unbeatable location. It is directly opposite La Salle College and close to Guildford Grammar School, making it ideal for families. Public transport is just a two-minute walk from your front door, and you're within walking distance to the picturesque Swan River. Nearby amenities include Midland Centre, Spudshed, Bunnings, a variety of restaurants, and St John of God Hospital, all within easy reach. For those who value convenience, the property is also close to Midland Train Station ( 1.9km ) , providing excellent transport links. Recreation and educational facilities such as North Metropolitan TAFE and local wineries are nearby, along with the historic charm of Guildford (4.8km). Guildford Grammar School ( 3.5Km). This home offers low-maintenance living with no strata fees or common insurance. Combining modern living with the tranquillity of nature, this delightful townhouse provides privacy and convenience in a sought-after location. Don't miss the opportunity to make this wonderful property your new home! Built: 2006 Fees: No Strata Fees or Common Insurance Land Area: 655sqm Total living Area: 165sqm Downstairs Area: 110sqm Upstairs Area: 55sqm