

3 Templeman Place, Midland, WA 6056



House For Sale

Wednesday, 17 April 2024

3 Templeman Place, Midland, WA 6056

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 897 m2

Type: House



Adam Bettison

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From \$750,000

Welcome to this three bedroom home situated in the heart of Midland, filled to the brim with great features, and presenting a great opportunity for immediate investment plus a large land holding opportunity which is close to schools, shops and the train station. With around 897 square meters land size - complete with R100 zoning allowing for higher density development opportunity. Property Highlights:- Three-bedroom, one-bathroom home- Approx. 897 square meters land size- Approx. 126 square meters built size- Originally built 1946- Renovated interior since original build- Split system air conditioning- Approx. 15 minutes walk to train station- Nearby shops and schools! Development Summary:- Land size measures approx. 897 square meters, with approx. 126 square meters built size- This property is zoned R100, with potential for higher density development on 2-4 storeys- We advise and recommend to contact the City of Swan to confirm planning and development opportunities for this property. Development is subject to approval of the city council and planning commission. Investor Summary:- This property is currently tenanted on a periodic basis, for \$475 per week- Market rent for 3 Templeman Place is approximately \$490 per week- Based on a purchase price of \$750,000 and market rent, the estimated rental yield for this property is 3.41%- 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. This home is positioned in a great location, with all your essentials within walking distance to the home. From the front of the property, you can get a grasp of the sheer size of the property, with a sizeable front yard, and a drive-through access to the rear of the property. There is also a front verandah which provides a space to sit outside and enjoy the new home. Coming inside, you are welcomed in to the entry area, which provides access on through to the main bedroom, living area, and kitchen area. The entry area is quite a large space and has built-in shelving as well as room for storage of items, plus a linen closet closer to the bathroom. The living area is accessed through an extra wide doorframe, which enlarges the room. There is a window here allowing a natural light to stream in. From this living area, you can access the study, which can be privately closed off from the living area, or alternatively you could renovate this area and open it up to the living area for more space. There is a window to this study to allow in light. The two main bedrooms are a great size and are located to the interior of the house, whilst the third room could be utilised as either a sleepout or could be converted to a bedroom perfect for a teenager retreat or private extra room. The main bedroom has its own air conditioner, and also features a wide window, wall light, and decorative cornices. Both rooms have lino floorboards which extend throughout the house. The kitchen has a "C" shape wraparound design with plenty of overhead and under bench cabinetry for storage. There is a freestanding oven, stainless steel sink, and lots of shelving. Nearby, you have the dining area, and stepping out the door you come to the rear yard. The rear yard is an extraordinary size and reaches to the far back corner with plenty of room in between for a trampoline, kid's play corner, or to put down a vegetable garden. Being zoned R100, this massive land size also holds the potential to construct higher density homes down the line. Nearby to the home you have Midland Gate Shopping Centre (100m), Gilbert's Fresh Markets (950m), and plenty of surrounding cafe's, restaurants, and bars. As for schools, Midvale Primary School is only 1.4km away, La Salle College at 1.9km, and Helena River Steiner School at 1.2km. For kids, Weep Park is only 400m away which has an oval and playground. As for public transport, there is a bus stop on The Crescent, and the Midland Train Station is only 1.4km away - with the newly redeveloped train station set for opening around 2025. Towards the Future: Midland is a hub of activity and trade, with lots of retail and commercial stores, as well as residential areas with schools and parks. 3 Templeman Place is centred to the heart of this suburb, positioned within walking distance to multiple amenities, and providing a great lifestyle opportunity to those who live here in the future. There is a great rental opportunity for apartments or townhouses built in the future, with upcoming developments in the suburb such as the train station promoting the growth of the suburb. Being positioned close to both work centres, schools, and the station, the area caters to a wide range of future renters and buyers, from those looking to start a family, to those who are looking for a modern or low-maintenance unit close to all their essentials. There are so many great reasons to choose this property, and to see for yourself, we recommend having a look online at zoning maps, or contacting the city council or a development officer who will be able to discuss the possibilities of the property. Posing an immediate rental opportunity with the current house, you can also choose to hold on to the property as it is. Whatever you choose to do with the property, this won't be available forever - make the most of it and don't miss out!