

301/12 The Crescent, Midland, WA 6056



Apartment For Sale

Thursday, 25 January 2024

301/12 The Crescent, Midland, WA 6056

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Natalie Arnold
0423945159

Set Date Sale | 7th February

OPEN BY APPOINTMENT - Please contact agent to book an viewing appointment.Sold by SET DATE SALE with absolutely ALL offers being presented on 7th February at 4pm. The Seller reserves the right to sell prior to this date.** Contact Nat for buyer price guide**What we love...Built upon and styled with an assured sophistication: here is a special apartment that is nearly new in the heart of Midland and the entrance to the Swan Valley.Pristine and polished and virtually nothing needing to be done, this large 122 sqm apartment (including balcony) offers you loads of space, privacy, abundant storage and entertaining areas galore. With walking distance to the train station, local cafes, restaurants/bars and a bustling shopping village...plus short drive to the Swan Valley wine region.The current owner has gone above and beyond to enhance the aesthetics and add practicalities to the space.Secure yourself an absolute treat in terms of low maintenance urban living!What to know...FEATURESORIGINAL FEATURESBuilt in 20192.7m ceiling heightsCarpet like newGreat sized bedrooms with floor to ceiling mirrored robesLarge bathroomsPlenty of natural light from commercial sized balcony doors and windowsStoreroom inside the apartmentSpacious balcony with views of Darling Ranges, towards the city and the fireworks2 x carbaysSplit system air conditioningSolar systemElectric car charging power supply to parking baysSecure parkingADDITIONAL FEATURESDoor viewer peephole, secondary lock 001 double cylinder deadlatch and brush door seal to front doorTiled foyerLighting throughout apartment is a range of hand picked pendants, oysters and recessed plugin downlightsSuspended ceilings with cornices in bathrooms, white fan grilles and manholes for accessFreshly painted bathroomsTiled splashback in kitchenFixed island bench (unique design) includes 6 drawers (3 of each size); 2 x cupboards with frosted glass doors; 1 x cupboard with solid door; and addition of decent overhang for bar stoolsBlockout curtains and lace custom made along with tracks on balcony doorsAddition of screen doors (stainless steel security invisiguard) on balcony doorsInternal bolt mechanism (custom made) fitted to balcony doorsBlinds and lace custom made on windowsWindow glass tinted and fitted with flyscreensWashing machine, dryer and dishwasher are included in the sale and have never been used.DISTANCES AND LOCAL AMENITIESWalking distance to Midland Gate shopping centreSurrounded by public bus routesShort walk to the Midland train stationMinutes to the St John of God public and private hospitalsA short drive to La Salle CollegeShort drive to Guildford town centre with all its history and charm as well as restaurants and cafesShort drive into the Scenic Swan Valley for a Sunday afternoon wine tastingWell located to major transport routes such as the Reid Highway and Roe Highway that leads to the coastline and CBD

RATES: Council Rates: Approx \$1,901 per annumWater Rates: Approx \$938 per annumStrata fees: Approx \$681 per quarter (all inclusive)Who to talk to...Do get in touch with Natalie Arnold - 0423945159 for a viewing or private inspection. Always happy to help where I can