

**33 Byers Road, Midland, WA 6056**

**Professionals**

**Sold House**

Sunday, 13 August 2023

33 Byers Road, Midland, WA 6056

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 289 m2**

**Type: House**



Helen Colja

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**\$480,000**

Welcome to 33 Byers Road, a charming and character-filled cottage, located in the sought-after suburb of Midland. This property offers a perfect blend of modern convenience and timeless appeal, making it an ideal home for first-time buyers, downsizers, or investors. Situated on a generous 289 sqm land, this 1910 constructed home boasts high ceiling, long hall way, feature bring. Two spacious bedrooms which include fire places with a built-in wardrobe in the main bedroom and the study offers plenty of storage space, keeping your belongings organized and easily accessible. Generous central lounge / living room with split system air conditioning, a skylight, iron fireplace and a leadlight door flowing into the adjacent dining room /kitchen and family ,includes high ceiling, wood stove, feature brick, air conditioning and skylight Stylish bathroom off the dining family room, complete with a claw bathtub with a showerhead, a wc, a vanity with under bench storage, mirrored overhead and incorporating the laundry. The location of this property is simply unbeatable. With its close proximity to schools, shops, and transport, you'll have everything you need right at your doorstep. Enjoy the convenience of having local amenities within easy reach, making daily errands a breeze. For those who appreciate outdoor living, the backyard provides a private and tranquil space to relax or entertain guests. The fully fenced yard ensures privacy and security, making it a safe haven for children and pets to play. Featuring\* Bull nosed veranda.\* Beautiful rustic character features throughout\* Entrance hall soaring high ceilings with arch. \* Wooden floors\* Wide skirting boards\* Decorative ceilings and cornices\* Formal lounge fireplace \* 2 big rooms, with open fire \* Main Bathroom with toilet and laundry all in 1\* Kitchen /meals\* Study\* Family room with wood stove \* Split system heating & cooling.\* Back yard featuring brick pavers and established tranquil gardens. PARKING: Street parking at the front of property RATES: • Swan - \$2,215.25 /PA • Water Corp - \$1,417.50 /PA (approx.) SCHOOL CATCHMENTS: • Governor Stirling SHS, Guildford Grammar, La Salle College • Woodbridge PS, Guildford Grammar, St Bridgid's PS Don't miss out on the opportunity to own this charming property in Midland. With a price guide starting from \$465,000, this is an investment that offers both value and potential. Whether you're looking for a place to call home or a savvy investment opportunity, 33 Byers Road is the perfect choice. Contact me today to arrange a private inspection and secure your future in this delightful property. Helen Colja 0411 152 777 Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate, however, may be subject to change without warning at any time and this is often out of our control. Prospective tenants and buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner, the Agent and the Agency and are expressly excluded from any contract.