

**37/42 The Crescent, Midland, WA 6056**



**Unit For Sale**

Tuesday, 21 May 2024

37/42 The Crescent, Midland, WA 6056

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 73 m2**

**Type: Unit**



Adam Bettison

0893782555

## From \$380,000

Come on in to this two bedroom, one-bathroom unit located in central Midland, posing a great lifestyle opportunity and the ability to be walking distance to all you need - shops, restaurants and bars, and public transport all nearby! Currently tenanted, this property presents a great investment stance, or a low-maintenance home to move in later. With desirable features throughout including air conditioning, modern style kitchen, and plenty of storage, there is so much to love about this home!

**Property Highlights:-** Approx. 97 square meters total size- Approx. 73 square meters internal size- Two-bedroom, one-bathroom unit- Top floor unit with views over the surrounding area!- Located in secure complex- Centrally located in the Midland Junction- Mirrored built in robes to the bedrooms- Seperate storage room next to the unit- Lift access to the complex- Secure allocated parking bay- Study nook to the living area- Large balcony!

**Investor Summary:-** This property is currently tenanted on a fixed term lease until June 17th for \$450 per week- Market rent for 37/42 The Crescent is \$500 per week- Based on a purchase price of \$385,000 and market rent, the estimated rental yield for this property is 6.77%- Strata rates for this property are approximately \$791.90 per quarter- HouseSmart Real Estate is highly active in Midland and the surrounding areas, and can provide high-quality property management services from settlement and beyond!

To the outside of this property, you will first notice the well-built complex that surrounds this unit, and as you drive up to the property, the amazing location that this unit finds itself in. There is plenty of parking to the street and nearby shopping centre, and to the complex itself, you will find a secure parking area which has an allocated bay for the unit - as well as visitor's parking. On the opposite side of the complex, you have the Midland Junction centre, which has a large green open space, perfect for sitting and enjoying the sunshine. Walking across, you can reach the surrounding cafe's, restaurants and bars which you are sure to explore once living here. Coming up to the unit, there is an internal lift which takes you up, saving you the stairs! Next door, you will find the storage room, which provides all the room you need! To the interior of the home there is plenty of storage abound with lots of cabinetry to the kitchen, and mirrored built in robes to both bedrooms. If you are living by yourself you will enjoy the space that two bedrooms has to offer you, whether using the second bedroom as a guest room or study - and if you are utilising both bedrooms, you will find both to be quite comfortable and spacious with the built-in robes meaning your floor space doesn't need to be used as a storage area. Whilst both bedrooms have ceiling fans to provide a nice breeze on those hot summer days, keeping the living room cool is the split system air conditioner. This living room is a sizeable area, with room for all the furniture you need. It has an open layout to the kitchen, but the kitchen is not protruding into the area, instead being tucked in to a side area, with an open design looking out to the living area meaning that you can flow in and out of both areas quite easily. Designed with a modern look, this kitchen is complete with a long side bench, under-bench cupboards and drawers, overhead cabinetry and side shelving, a built-in rangehood, oven and gas hotplates, and a large sink. From serving up your first home-cooked meal to dishing your favourite dinner, this kitchen has room for it all!

To the living area, you will notice the sliding door to be rear, providing natural light to the interior of the home, as well as a nice view to look out on when relaxing in the home. Stepping out from the living area, you will come to the balcony, which is the perfect spot to sit back and relax under the sunshine, or put a few potplants to style up your home. To the surrounding area, you will find Midland Gate Shopping Centre, under approx. 200 metres walk, which serves all your needs with Woolworths, Coles, Big W, Kmart, Target, and many speciality stores. As for transport, there is a bus route along The Crescent, and Midland Train Station (with a new train station on the way!) under approx. 10 minutes walk. Juniper Gardens is the green space/oval next door to the complex, and also within walking distance you have Weeip Park, which is perfect for kids and pets to play. As for schools, Helena River Steiner School is less than a kilometre, and Woodbridge Primary School less than approx. 5 mins drive. If you are looking for an investment property, then this is for you - currently rented out, and in the heart of a desirable area - Midland being close to the Perth CBD and a highly residential area with lots of schools close by. There is also the opportunity to move in down the line - will this be your new home, or dream first apartment? Whatever you are looking for, the choice presented here provides you with all you need to make that dream a reality!