

**4/7 North Street, Midland, WA 6056**



**House For Sale**

Wednesday, 12 June 2024

4/7 North Street, Midland, WA 6056

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 105 m2**

**Type: House**



Adam Bettison  
0893782555

**From \$370,000**

Welcome to this gorgeous two-bedroom, one-bathroom property that is filled throughout with modern features, plenty of storage area including a separate store-room, and lots of space including a large outdoor courtyard. With two bedrooms, this property is perfect for the downsizer, couple, or as a first home. Currently rented out, it poses a great opportunity to obtain an immediate and ongoing investment, for a low-maintenance unit that is perfectly positioned close to shops and transport. Make sure that you don't miss out!

**Property Highlights:-** Two-bedroom, one-bathroom property- Built 2014- Approx. 105 square meters altogether!- Approx. 65 square meters internal space- Modern design throughout- Split system air conditioning- Two sizeable bedrooms, with built in robes!- Large modern kitchen with double sink and gas hotplates- Internal laundry features- Storeroom for secure storage- Allocated undercover car bay- Low maintenance courtyard area- Situated in secure gated complex- Intercom feature for guests and deliveries- Visitor's parking to front of complex- Council Rates of approximately \$1500 per annum- Strata Rates of approximately \$633 per quarter- Water Rates of approximately \$875 per annum

**Investment Summary:-** This property is currently tenanted on a fixed term basis until October 2024, for \$276.50 per week (under the NRAS scheme)- Market rent for 4/7 North Street is approximately \$500 per week- Based on a purchase price of \$370,000, this property has an estimated rental yield of a massive 7%!- Strata rates for this property are approximately \$633.20 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!

Situated in a gated complex, this property provides security and privacy. It is tucked away towards the back of the complex, so that you are not front and centre on the street. Nearby to the unit, you will find your car space, which is allocated and undercover. Next to the unit, there is also the store room, which can be locked for security, and has an internal light so you can easily find your way around. This storage room has quite a lot of room for all your items!

The unit has a modern design and a welcoming appeal from the outside of the property to the inside. Coming inside, you have the living area as the first room, which is suitably sized for a large couch settee, TV set, and whatever furniture you desire. An air conditioner keeps this room in comfort year round. There is ample lighting throughout, with downlights lighting up each room, and large windows positioned throughout to provide natural light. To the living area, the front door also has glass panelling, which provides a bit of extra light and acts as an extra security buffer.

The kitchen has a "C" shape design, with a corner window allowing lots of light, and overhead cabinetry to the other corner allowing you lots of storage room without cluttering the space in the kitchen. Also featured in this kitchen is a double stainless steel sink, overhead rangehood, gas hotplates, built in oven, and dishwasher space. Full ready to cook delicious meals and favourite foods, this kitchen has everything you need!

The bedrooms are positioned to the back of the home, and are both carpeted for comfort. Both rooms are quite a good size, with the main bedroom being slightly larger. Both have built in robes for storage. The second bedroom can be used as a study area, kid's room or guest bedroom, whatever you need!

Nearby the bedrooms, there is the shared bathroom, which has quite a nice design, complete with a vanity, large shower, and toilet. There are also internal laundry features to the home.

Outside, you have the courtyard area where you can put down a little outdoor table and chairs to make the most of the outdoor sun. This courtyard wraps around the back of the home to make the area feel more spacious. There is a patio awning here, complete with skylights, so you can enjoy the area undercover. To the other side of the courtyard, you have some privacy walls which block off the view from our outdoor maintenance area (hot water system and clothesline).

To the surrounding area, you will find Midland Gate Shopping Centre, only approx. 1.5km 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 Lloyd Street, and Midland Train Station (with a new train station on the way!) is only around 1.9km away. Within walking distance you have Corti Park and Weep Park, which are both perfect for kids and pets to play. As for schools, Midvale Primary School is only approx. 15 mins walk, and La Salle College approx. 5 minutes short drive!

This is a beautiful unit with a brilliant design, ready to be used as an investment or to be moved in to later down the line. There is a great outdoor area to enjoy, complete with overhead patio awning, and to the inside you have two large bedrooms and the living area to relax in. There are quality features both indoors and out, and with the unit's location, you have everything you need quite close by. Make sure that you don't miss out!