

**44 Wellaton Street, Midvale, WA 6056**

**CHRISTIE'S**  
REAL ESTATE

**House For Sale**

Wednesday, 24 April 2024

44 Wellaton Street, Midvale, WA 6056

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 489 m2**

**Type: House**



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**From \$430,000**

Ideally located within walking distance or a short drive of many amenities this charming 2 bedroom cottage enjoys local convenience without sacrificing the space for entertaining and gardening. Full of character the home features the best of yester-year features including wide timber floorboards, high ceilings and good sized bedrooms. - Cottage style home close to amenities - 2 good sized bedrooms & 1 modernised bathroom - 2 separate living areas - High ceilings & wide timber floorboards - 4 individual reverse cycle air conditioners - Central spacious kitchen - Approx. 7x4m rear entertaining area - Front yard with nice cottage style gardens & shady trees - Two garden shed, larger being approx. 4x3m - Lengthy carport - 489sqm property offering space to enjoy outdoor hobbies

Lovely cottage style gardens with shady trees welcome you home and offer the perfect place for a budding or already experienced gardener to enjoy the outdoors. A meandering brick paved path leads front and centre to the idyllic Australian front porch. The home features two separate living areas; a front lounge with reverse cycle air conditioning and a dining room opening through French timber doors to the rear entertaining area. Like most of the rooms throughout these areas include the wide timber flooring and high ceilings. The kitchen forms the effective heart of the home with an open airy layout and branching towards other areas. You'll find there is plenty of space to remodel with overhead and floor level cabinetry but the current kitchen is functional with end-to-end cupboards, a pantry stainless-steel oven and air conditioner. There are two bedrooms, both of which are a good size and include their own reverse cycle air conditioner (a total 4 air cons inside the home). The bathroom has already received treatment and now has an appealing modern appearance with light tones, floor-to-ceiling tiled walls, a wide double draw vanity and stainless steel fittings. Nearby this is a laundry and separate w.c. The 489sqm property consists of fully fenced yards; the front is all about street side appeal and the back focuses on entertaining. Adjoining the home is an approx. 7m x 4m timber decked entertaining area with additional brick paving leading towards the bigger (approx. 4m x 3m) of two garden sheds. There is also a lengthy carport down one side. If you're looking to live close to amenities without sacrificing lifestyle then this home may just be for you.