

# 44D Great Northern Highway, Midland, WA 6056

## Sold Unit

Saturday, 9 March 2024

44D Great Northern Highway, Midland, WA 6056

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 100 m2**

**Type: Unit**



Marlee Shannon  
0412508000

**\$443,000**

You only live your exceptional life once, be impressed by location, ease of access and the vibrancy of the town centre. This rear property set back off the street in a complex of 4, with security gate parking (not operable now), single garage with store room and a parking spot, it is the perfect blend of contemporary living and prime location. Right in the heart of Midland, where you walk to work, take a bus, or stroll to the train station, meander along the Swan River, or simply lock and leave. Representative of modern living with neutral decor and ducted evaporative cooling and an easy-care lifestyle in the perfect location for the bachelor or bachelorette also suitable for the small family or retirees. Your kitchen has an ideal functional lay out, large peninsula bench, intelligently designed with sleek soft-closing cabinetry, cabinets line the rear wall with a large pantry for the budding Chef, gas cook top and electric oven, no chance of missing out on dinner when the power goes out. The central courtyard is the perfect spot to savour your morning coffee and wake up to a new day. Connected indoor and outdoor living areas with this dining room with its wrap around windows which transitions seamlessly to the courtyard, with the right green thumb there could be a beautiful garden. You'll be spoilt with the perfect combination of light and dark with a gas bayonet for your winter warmth in this living room for the whole family or decorate for the home theatre experience. On entry to your master bedroom, you are greeted with ample windows for the morning sunrise. Ideal separation when required sharing no common walls with the other bedrooms. A beautiful massive built in mirror robe, the shower in the ensuite is to die for, it is larger than normal perfect for the two person snuggle. For the person who loves the dark room this bedroom is a little bigger and situated to the rear with a built-in robe. Positioned to capitalise on the sunrise, the third bedroom is ideal for a study or a small child with a built-in robe. The bathroom is functional and well-maintained, complements the home with its no-fuss, clean aesthetic, wash away the cares of the day in this stunning deep large soaker bath tub and free-standing glass shower surrounds. Garage seamlessly connects to the store room, through the laundry onto the lounge room, with a remote garage door.

**INVESTOR** This locale offers the shrewd investor sensational appeal to continue as a rental investment with the tenant currently on a periodic lease with a rent increase due now and can be increased from \$430 to \$470/week. 5 year median rental price trend from realestate.com.au is from \$280 up to \$470/week (The advertised weekly rent of a property that falls in the middle of the total number of properties listed over a period of time based on 95 property listings over the preceding 12 months) 12 month growth is 21.3% according to realestate.com.au. (For the previous 12 monthly figures averaged into a single number to make it easier to detect market trends. This median price growth is for unit and apartments in midland based on the total number of rent listings).

**EXPLORE NEARBY** A fairytale, indulge your aspirations of living a moments stroll from the vibrant shopping precinct, close to the endless bar and dining options. Across the road there is the Gardeign Brasserie & Café & Mago Coffee, Kain Tayo Cuisine Walk to the corner to find DAWSONS DELI, Dezzy's Dry Cleaners, North St Medical & Pharmacy BUS two doors down either side MIDLAND TRAIN STATION just 1 km MIDLAND GATE SHOPPING CENTRE just 750 metres CENTREPOINT SHOPPING CENTRE just 1 km Close to Shops Close to Transport

**THE FEATURES YOU WILL LOVE** Deep bath tub Open plan kitchen, living and dining. Ducted evaporative air conditioning. Built-In Wardrobes Store Room Secure parking for one car and a parking spot for the other car Instantaneous gas hot water system Courtyard

**THE DETAILS YOU NEED:** Villa size 100 square metres Land size 200 square metres Built 2013 Water Rates Approximately \$1100.00 / year Council Rates Approximately \$1826.15 / year Strata Levies - be the first to propose a council of owners and decide on the strata levies, currently no strata company or levies.