

5/161 Middleton Road, Mount Clarence, WA 6330



Unit For Sale

Monday, 22 April 2024

5/161 Middleton Road, Mount Clarence, WA 6330

Bedrooms: 2

Bathrooms: 1

Area: 61 m2

Type: Unit



Jeremy Stewart
0439940976

Offers Above \$320,000

As a rental investment, an affordable first step on the property ladder or a comfy, convenient home for a single person or couple, this Middleton Road unit is a pearler. It's only 1.5km from the shore of iconic Middleton Beach and the attractions of the tourist precinct as well as bars, cafes and restaurants. In the other direction, it's only a little further to the centre of town for a diversity of shops, entertainment and amenities. This is a brick and tile unit in a neat, well-maintained complex, an end unit as part of a duplex pair. The front door opens onto a lounge with air conditioning and a gas fire - a pleasant, carpeted room with a big window for natural light. There's space for a meals table and the adjoining kitchen has gas cooking and a window over the sink looking onto the back yard. Both bedrooms are doubles, one with a built-in robe, and the laundry and bathroom are combined to make the best use of space, with a walk-in shower, vanity, trough and room for laundry appliances as well as a separate toilet. A small garden at the front is easy to maintain and there's a private back yard with a garden shed, a paved patio and an area of lawn. The complex has numerous car spaces, including some for visitors. The 1980s unit is clean and tidy, though a modernisation project would really boost its appeal as well as its value. However, investors could expect good returns renting it out just as it is and new owner-occupiers could do it up over time. It is currently leased at \$340 a week until June 2024. Discover the value on offer here, and the advantages of an easy-care home in a top location. What you need to know:

- Brick and tile unit
- About halfway between beach and town
- Well-maintained complex
- Affordable rental investment or home for single person or couple
- Air-conditioned, carpeted lounge with gas heater and space for meals table
- Kitchen with gas cooking
- Two double bedrooms, one with built-in robe
- Combined laundry and bathroom with shower, vanity, trough, separate toilet
- Enclosed back yard with garden shed, patio, lawn
- Car spaces within complex
- Leased until June at \$340 a week
- Council rates \$2134.89
- Water rates \$1525.99
- Strata fee \$1800