

5/20 Adelaide Crescent, Middleton Beach, WA 6330



Unit For Sale

Saturday, 10 February 2024

5/20 Adelaide Crescent, Middleton Beach, WA 6330

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 104 m2

Type: Unit



Lee Stonell

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Offers Above \$479,000

For its absolute prime location, stylish design and prospects for an excellent letting income as well as a family holiday home, this smart unit is exceptional. It's only 250 metres from the water's edge at iconic Middleton Beach, right in the tourist precinct and with cafés, bars, shops, scenic walks, Lake Seppings and Eyre Park almost on the doorstep. A popular fish and chip shop is at the entrance to the complex and town is a mere six-minute drive away. Investors will reap rewards from short-term letting in this top tourist district and have the option of enjoying the benefits themselves for up to three months a year. The unit is part of a superior complex of French-style units – each following the same classy theme but individually designed – around a leafy paved courtyard. At the end of a row of three, it is built of brick and Colorbond set off with a panel of cladding, a window awning and a front veranda. On the ground level of the two-storey building is an air-conditioned, open-plan living area, a sunny space comprising the lounge and dining room. To one side is the well-appointed kitchen with gas cooking and ample cabinetry, and the laundry appliances cleverly concealed behind concertina doors. Glass doors off the dining space open onto a little sitting area at the back. Upstairs, two huge bedrooms with built-in robes share the bathroom with a walk-in shower and vanity, and the separate toilet. One is a king-sized bedroom; the other is even bigger, a mezzanine-style room with a part-wall open to the lounge below. The living space and stairs are carpeted, and the hallways and bedrooms are fitted with practical vinyl plank flooring. Clean, neutral décor, good blinds and attractive tiling were well chosen to enhance the seaside feel while complementing the building style. A single carport, a storage shed and front security screen are other benefits of this property, which has been beautifully maintained and is ready for letting or as a holiday home from day one. Out-of-towners seeking a seaside retreat for themselves as well as their friends and family will warm to the superior location and amenities here, and appreciate the impressive letting record promising great returns for the rest of the year. What you need to know: - Brick and Colorbond holiday unit - Short-term rental with option for owners to use for up to three months a year - Part of leafy, French-style complex - 250 metres to iconic Middleton Beach - Among ever popular tourist attractions – walks, cafés, bars, Eyre Park, shops, Lake Seppings - Stylish, brilliantly maintained - Air-conditioned lounge open to dining area - Kitchen with gas cooking, ample cabinetry, concealed laundry facilities - Two king-sized bedrooms with robes - Bathroom with shower, vanity; separate toilet - Private carport adjacent to entrance - Prime location and only six minutes to town - Council rates \$1,331.00 per annum - Water rates \$1,392.68 per annum - Strata levies \$2,732.86 per annum (includes maintenance of outside surfaces of building and building insurance)