

**7/182-184 Middleton Road, Mira Mar, WA 6330**



**Unit For Sale**

Thursday, 25 April 2024

7/182-184 Middleton Road, Mira Mar, WA 6330

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 131 m2**

**Type: Unit**



Lee Stonell

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## Offers Above \$289,000

This attractive holiday rental unit with an excellent letting potential presents an inspired opportunity for an investor. The owners may also use it themselves up to three months a year, adding to its appeal to out-of-towners looking for a city bolt-hole for holidays or occasional overnight stays, knowing it will earn its keep between visits. Almost adjacent to historic Strawberry Hill Farm, the unit is four minutes' drive from the beach in one direction and town in the other, so it's ideally located for easy access to tourist attractions and amenities. Of brick and Colorbond construction, it is in a well-maintained complex, at the end of a row of three and enjoys easy access to a grassy parkland with enclosed gazebo and BBQ area close by that overlooks a lake with ducks and a diversity of birdlife. This relaxing outdoor space is a key point of difference that sets this short stay scheme apart from many others. Inside the unit, it's sparkling clean, light and bright, set off with neutral décor, practical tiled flooring and good window treatments. It's fully furnished and equipped, so everything is in place and in good condition ready for new owners to continue letting from day one. There's an air-conditioned lounge with a TV and twin sofas, and a sheltered deck at the rear door for occupants to chill out after a swim or relax with a glass of white. The fully equipped kitchen has a gas cook, electric oven and good cabinetry. The sizeable main bedroom comes with a queen-sized bed and a single, and twin beds are in the second bedroom, allowing the property to accommodate up to 5 guests. Nearby is the shower room with vanity and toilet and immaculate condition. For residents' use, there's an on-site laundry, and there's even an additional storage facility for the owner to store spare linen, towels and other housekeeping supplies. Two car spaces are allocated to the property, including one directly outside the front door and a covered carport near by. This short-term accommodation unit is in great shape throughout. To be sold 'walk in, walk out' with future bookings included, it's an exciting proposition for buyers looking for a sound investment set in a complex with proven high returns. To arrange a viewing of this exciting opportunity or discuss your interest please contact Lee Stonell on 0409 684 653 or [lee@merrifield.com.au](mailto:lee@merrifield.com.au)

What you need to know:

- Short-term holiday accommodation
- Excellent letting occupancy and returns possible
- Attractive, well-maintained complex
- Between beach and town – 4 minutes' drive
- Brick and Colorbond unit on the end of a row of three
- Clean, light and inviting
- Fully furnished and equipped ready for letting
- Air-conditioned lounge
- Dining area
- Kitchen with gas cook top, electric oven, microwave
- Queen-sized bedroom that sleeps 3
- Twin bedroom that sleeps 2
- Shower room with toilet and vanity
- Rear deck with peaceful outlook
- Communal laundry for guest use
- Secure storeroom for owners/accommodation managers
- Grassy parkland with gazebo, BBQ and outdoor table settings within complex, overlooking lake with ducks and birds
- Two allocated car spaces, one undercover
- 157 sqm lot size, fully serviced
- For investor's own use up to three months a year
- Council rates \$1,331 per annum
- Water rates \$1,392.68 per annum
- Strata levies \$2,894.40 per annum (includes building insurance)