

# 7/4 Mellar Court, Midland, WA 6056

THE AGENCY

## Sold House

Thursday, 28 March 2024

7/4 Mellar Court, Midland, WA 6056

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 116 m2

Type: House



Risto Todorovski  
1300243629

**\$370,000**

Risto Todorovski proudly presents... 7/4 Mellar Court, Midland Step into your dream lifestyle at 7/4 Mellar Court, This modern and stylish 2-bedroom, 2-bathroom apartment, built in 2018, is a haven of low maintenance living and contemporary comfort. Ideal for astute buyers, savvy investors, small families, first home buyers or FIFO workers looking for an abode that combines convenience and luxury. The Midland Gate Shopping Centre offers everything you could desire within a short walk, and the nearby Midland City Centre accommodates every service you might need. Midland is also the gateway to the internationally renowned Swan Valley tourism region that hosts a plethora of exceptional wining and dining venues amongst many other attractions. Perth is just 30 minutes away by car and even less by train, making commuting to the city effortless. The International Airport is only 20 minutes away, which is convenient for regular travellers or FIFO workers! Once inside, the apartment reveals its generous living areas. The open plan kitchen and family meals area flow seamlessly into the undercover outdoor entertaining area, creating a sense of boundless space. The modern chef's kitchen boasts stone benchtops, stainless steel appliances and ample bench and cupboard space, making it a joy for cooking enthusiasts. The master bedroom is generously sized and features a double sliding robe and ensuite, providing a private retreat. For comfort in all seasons, 2 split system air-conditioning systems ensures the indoor climate is always to your liking. The low maintenance balcony extends from the living area, effortlessly bringing the outdoors in and expanding the entertaining and living space. An undercover car bay and a separate storage room complete the external features of this lovely property. This property also comes with a proven record as a successful investment property with a current lease of \$420 per week, with a potential market rate to be around \$500 per week approx. 7/4 Mellar court is a modern, stylish and low-maintenance gem, located in the heart of convenience and lifestyle amenities. It's an opportunity not to be missed! Some fantastic features include:

- Modern and stylish 2 bedroom, 2 bathroom apartment
- Low maintenance living
- Low Strata \$365 approx qtr
- Current rental return @ \$420 per week
- Convenient location close to shops, parks and schools
- Open plan kitchen with stone benchtops and stainless steel appliances
- Generous bedroom with walk-in robe and semi-ensuite
- Split system air-conditioning
- Generous sized balcony
- Undercover car bay and separate storage room off balcony
- healthy rental income option!
- PLUS PLENTY MORE AREAS: Apartment: 79m2 Balcony: 19m2 Store: 5m2 Car bay: 13m2 Total area: 116m2

**DON'T MISS OUT, CALL RISTO TODOROVSKI ON 0420 900 936 RISTO TODOROVSKI | FOR ALL YOUR REAL ESTATE NEEDS**

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