

1/36 North Street, Midland, WA 6056



Unit For Sale

Sunday, 23 June 2024

1/36 North Street, Midland, WA 6056

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 64 m2

Type: Unit



Adam Bettison

0893782555

From \$409,000

Welcome to this brilliant and modern Midland unit! Built in 2016 and well looked after, this two-bedroom, one-bathroom property enjoys a comfortable internal living space of 64 square metres placed on a generous total lot size of 104 square metres - thanks to your very own private courtyard that wraps around the unit. Timber-look flooring throughout the main open plan living space and kitchen, u-shaped stone benchtops and a great kitchen, split cycle air conditioning, and an impressively sized (especially for a unit) master bedroom with walk in robe and ensuite bathroom. There's also a built in laundry too! The property is currently tenanted until July 2024 on a fixed term lease at \$390 per week, meaning it is flexible for both investors looking to have rent flowing in from day one, and an owner occupier who needs to move in at settlement. Please speak with our team today - don't miss out!

Property Highlights:- Two-bedroom, two-bathroom unit built in 2016- Total lot area of 104 square metres- Internal floor space of 64 square metres- Private courtyard with direct (gated) street access- Secure complex with intercom, visitor bays, and remote controlled vehicle gate- Highly walkable location near Midland Gate, public transport and nearby community infrastructure- Split cycle air conditioning- Internal Laundry- Walk in robe and ensuite in master bedroom, built in robe and adjacent second bathroom in second bedroom!- Timber-look flooring in main living space, carpet in bedrooms- Stone benchtops in kitchen and bathrooms- Gas cooking, space for a dishwasher, plenty of kitchen cabinetry.- Strata fees are \$752 per quarter- Council Rates of approximately \$1500 per annum- Water Rates of approximately \$875 per annum

Investor Summary:- This property is currently tenanted on a fixed term basis until July 2024 at \$390 per week- Market rent for 1/36 North Street is approximately \$520 per week- Based on a purchase price of \$409,000, this property has an estimated rental yield of a massive 6.63%!

HouseSmart Real Estate is highly active in Midland and the surrounding areas, and can provide high quality property management services from settlement and beyond!

Approaching this modern, stylish unit, you'll be greeted by a secure complex featuring a rendered brick and metal exterior. The unit itself is on ground level and highly accessible, without compromising on security. The property offers direct street access through a private pedestrian gate, and the complex itself can be accessed via another (secure) pedestrian gate and a remote-controlled vehicle gate, ensuring your safety and convenience. Visitor parking bays and a designated parking space welcome you home. Use the intercom to communicate with guests and deliveries! Step inside to find a bright, open-plan living area designed with vibrant timber-look flooring and modern LED downlights. The living room boasts a large window that draws natural light into the space, and a glass sliding door that leads to a private courtyard, perfect for hosting family and friends. A split-cycle air conditioner ensures comfort throughout the seasons. The kitchen is a chef's dream, featuring sleek white overhead and underneath cabinetry, stone benchtops that wrap around in a U-shape, and a modern tile splashback. It includes a gas stovetop, built-in rangehood, double stainless steel sink, and a breakfast bar, all designed to make mealtimes special. An extra-wide fridge nook with overhead cupboards provides ample storage. There's also dedicated space for a dishwasher to be installed. This home enjoys two spacious bedrooms. The master features a deep walk in robe and ensuite bathroom, while the secondary bedroom shines too with a built in robe and an adjacent bathroom which is also perfect for your guests to use. Both bedrooms have vertical blinds, LED downlights and carpet flooring. The bathrooms are modern and fresh, each with a shower, toilet and a surprisingly good amount of space. Stepping outside, you'll find a private courtyard with brick paving, perfect for outdoor enjoyment. A lockable pedestrian gate provides swift access to the street. Additional features include an internal laundry off the main living space, bright paintwork throughout, and large windows that allow natural light to flood in. This home is currently leased for \$390 per week until July, making it an excellent investment opportunity or a future move-in ready option. To the surrounding area, you will find Midland Gate Shopping Centre, only approx. 1.5km walk, which serves all your needs with Woolworths, Coles, Big W, Kmart, Target, and many speciality stores. As for transport, there is a bus route along Lloyd Street, and Midland Train Station (with a new train station on the way!) is only around 1.9km away. Within walking distance you have Corti Park and Weep Park, which are both perfect for kids and pets to play. As for schools, Midvale Primary School is only approx. 15 mins walk, and La Salle College approx. 5 minutes short drive! This a beautiful unit with a brilliant design, ready to be used as an investment or to be moved in to at settlement. There is a great outdoor courtyard to enjoy, while inside you have two large bedrooms and living area. There are quality features both indoors and out, and with the unit's location, you have everything you need quite close by. Make sure that you don't miss out!