

22/20 The Crescent, Midland, WA, 6056



Unit For Sale

Wednesday, 14 August 2024

22/20 The Crescent, Midland, WA, 6056

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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Stylish Unit with Great Views in Convenient Location, with Quality Features Throughout - Ready for Move-In!

Welcome home to this beautiful two bedroom, two-bathroom unit located in central Midland, offering a great lifestyle opportunity and the ability to be walking distance to all you need - shops, restaurants and bars, and public transport all nearby! Currently vacant, this property is ready from day one for you to move in, or make the most of a wonderful investment opportunity. With desirable features throughout including split-system air conditioning, open-plan style kitchen, and plenty of storage including an internal storeroom and separate storage closet, there is so much to love about this home! The complex itself also enjoys a lovely atrium-style courtyard just for residents, and secure underground parking for residents. Ready for immediate enjoyment or leasing by the new owner, don't miss out on this sophisticated and convenient unit!

Property Highlights:

- Two-bedroom, two-bathroom unit built in 2012
- Approximately 113 square meters total size
- Internal floor space of 88 square metres
- Great balcony with views over surrounding areas
- Located in secure complex, with internal lift & security intercom
- Centrally located in the Midland Junction
- Mirrored built in robes to the bedrooms
- Dishwasher and electric cooking
- Newly refreshed bathrooms!
- Internal store room plus storage closet to balcony
- Lift access to the complex
- Secure allocated parking bay
- Council Rates: Approximately \$1,700 per year
- Water Rates: Approximately \$966 per year
- Strata Levies: \$1,086 per quarter

Investor Summary:

- This property is currently vacant and ready for immediate occupation!
- Market rent for 22/20 The Crescent is \$525 per week
- Based on a purchase price of \$470,000 and market rent, the estimated rental yield for this property is 5.82%
- Please enquire with our company regarding strata rates for this property.
- HouseSmart Real Estate is highly active in Midland and the surrounding areas, and can provide high-quality property management services from settlement and beyond!

To the outside of this property, you will first notice the well-built complex that surrounds this unit, and as you drive up to the property, the amazing location that this unit finds itself in. There is plenty of parking to the street and nearby shopping centre, and to the complex itself, you will find a secure parking area which has an allocated bay for the unit. Just down the road, you have the Midland Junction centre, which has a large green open space, perfect for sitting and enjoying the sunshine. Walking across from here, you can reach the surrounding cafe's, restaurants and bars which you are sure to explore once living here.

Coming up to the unit, there is an internal lift which takes you up, saving you the stairs! To the interior of the home there is plenty of storage in the internal storage room - which could also be used as a small study area, or a clothes/shoes closet. Being indoors, this storage unit makes accessing your items easier, and also promotes security.

The main living space is a welcoming space and is kept comfortable with large windows, a split cycle air conditioning unit and carpet flooring. This living room is a sizeable area, with room for all the furniture you need. It has an open layout to the kitchen, making the most of the living space available, and creating a welcoming ambience ready for you to entertain or relax.

Designed with a modern look, this kitchen is complete with a long side bench, under-bench cupboards and drawers, overhead cabinetry and side shelving, a built-in rangehood, oven and electrical hotplates, dishwasher installed, and a large sink. From serving up your first home-cooked meal to dishing your favourite dinner, this kitchen has room for it all!

If you are living by yourself you will enjoy the space that two bedrooms has to offer you. The main bedroom, being the larger of the two rooms, has a nice view out to the balcony area. It is also complimented by the use of it's own private access to an ensuite bathroom, complete with toilet, sink and shower. The secondary bedroom could easily be used as a guest room, or as a study. This has a large window with decorative screening, for privacy while also allowing plenty of natural light. Both bedrooms have built in robes for your utilisation. Nearby the second bedroom, you have the main bathroom for easy access.

At the end of the main living area is a large glass sliding door which opens up to your private balcony! This full width sliding door also does a great job at providing natural light to the interior of the home, as well as a nice view to look out on when relaxing in the home. Stepping out from the living area, you will come to the balcony, which is the perfect spot to sit back and relax under the sunshine, or put a few potplants to style up your home. You also have a tucked-away storage closet here, which has your HWS as well as side room for any tools or gadgets you may wish to store here.

To the surrounding area, you will find Midland Gate Shopping Centre, under approx. 900 metres 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 The Crescent, and Midland Train Station (with a new train station on the way!) under approx. 10 minutes walk. Within walking distance you have Weeip Park, which is perfect for kids and pets to play, and Juniper Gardens to sit down and enjoy the sunshine. As for schools, La Salle College is only approx. 1.6km away, and Helena River Steiner School around 5 minutes drive.

Will this be your new home, prized investment property or dream first apartment? Somewhere to move in, make your own home, or allow someone else that opportunity by renting it out? Whatever you are looking for, the choice presented here provides you with all you need to make that dream a reality. Come and take a look today!