

4/41 George Street, Midland, WA, 6056



Unit For Sale

Friday, 30 August 2024

4/41 George Street, Midland, WA, 6056

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit



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Low-Maintenance Villa with Large Living Area & Courtyard - in Prime Location!

Home Open to occur 7th September

Welcome to this charming three bedroom home which is positioned only a short drive away from all your essentials. Providing all your desired features in a home, this villa is perfect for those looking for an immediate investment opportunity, or a low-maintenance place to move in to down the line. With spacious and light-filled spaces, a comfortable living area, and large outdoor courtyard, this home has so many wonderful aspects to it that make it a property not to miss out on!

Property Highlights:

- Three bedroom, two bathroom home; built in 2005
- Approximately 169 square meters land size
- Approximately 100 square meters built size
- Brick and tile build
- Secure parking with roller garage door
- Split system air conditioning
- Built in robes for storage
- Three good sized bedrooms
- Well-designed kitchen with double sink & gas hotplates
- Main bathroom plus private ensuite bathroom
- Large outdoor courtyard area

Investor Summary:

- This property is leased on a fixed term basis until December 2024, for \$520 per week
- Estimated market rent for 4/41 George Street is \$550 per week
- Based on a purchase price of \$470,000 and market rent, the approximate rental yield for this property is a massive 6.1%
- This property is situated on a strata complex with rates of approximately \$595 per quarter
- HouseSmart Real Estate is highly active within Midland and the surrounding areas, and can provide high-quality property management services throughout the duration of the tenancy and beyond.

Coming in from George Street, you will find that the entry to this strata complex is easily accessible, with drive-in access to your own secure garage area for parking. To the front of the villa, you will find a small garden bed, perfect for providing a bit of greenery to the home. The entry area itself is privately tucked away around the corner.

Inside, you are welcomed in to the entry and large living area, which is light-filled with windows well-positioned to capture natural light, as well as being lit up by ceiling lights throughout. There is flooring here to accommodate a low-maintenance style of living; which stretches from the start of the entry area down to the sliding doors that lead out to the backyard. Keeping this whole area comfortable year-round is the wall-mounted air conditioner.

The nearby kitchen features tiling which helps with cleaning and moving about. This kitchen is a "C-style" design, allowing you to look out over the dining/living area whilst you cook. Featured in this kitchen is a large bench space, plenty of cupboards for storage, a large pantry cabinet, gas hotplates, a built-in oven, and double stainless steel sink. What meal will you cook first in your new home?

The bedrooms are all quite a good size, with the main bedroom being the largest of the three. This main bedroom has its own private access to an ensuite, whilst the other bedrooms share the main bathroom which is complete with a separate bath and shower. All three bedrooms have built in robes, so you are set for storage!

Heading outside, the courtyard provides room for all your outdoor entertaining needs. The sliding doors create a good flow in and out of the home. Put down some potplants or an outdoor settee, and you are good to go! You will also find lots

of parks near the home, including Weeip Park and Corti Park, so you certainly have lots of options for a larger walk or heading to the playground with the kids.

There is a lot to love about this central location, notably the main shopping centre (Midland Gate) being less than 5 minutes approximate drive, which covers all your essentials and more! For main roads access, you will find that Perth CBD is around less than half an hour drive down Great Eastern Highway, the Swan Valley only a few minutes drive up Great Northern Highway, and a linking road on to Roe Highway will provide you access to both the north and south corridor. Closer to home, La Salle College (years 7 - 12) a short approx. 10 minute walk, and North Metropolitan TAFE only approx. 2 minutes drive.

Whether you are looking for your own home, first home, or to continue renting it out, there are lots of options for this beautiful villa. The choice is up to you. Take that next step today and make this low-maintenance, well-designed home yours today!