

5/114 Great Northern Highway, Midland, WA, 6056



Unit For Sale

Friday, 30 August 2024

5/114 Great Northern Highway, Midland, WA, 6056

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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Luxe-Quality Apartment with Modern Features, Situated in Secure Complex

Welcome to this delightful and immaculately presented two-bedroom, two-bathroom unit built in 2017. This home spans a total lot size of 118 square meters, with a spacious internal floor area of approximately 65 square meters. The property boasts a range of lovely features, including thick carpeted flooring, tall mirror-clad wardrobes in the bedrooms, modern bathrooms, an internal laundry, a fully equipped kitchen, and an open-plan living space with a wall-mounted split cycle air-conditioning unit. Don't miss out – contact our team today!

Property Highlights include:

- Two bedroom, two bathroom unit built in 2017
- 118 square metre lot
- 65 square metres floor space
- Fantastic strata complex with secure common property areas
- Dedicated car park; with secure gate
- Split cycle air conditioning to bedroom and living area
- Fully equipped kitchen including double sink, electric hotplates, microwave space
- Courtyard with sliding door access from living area plus main bedroom!
- Master with private ensuite bathroom
- Internal laundry features to unit
- Nearby parks, schools and short drive to major shopping complex & train station!

Investor Summary:

- This property is tenanted on a fixed term lease for \$420 per week until March 2025
- Market rent for this property is approximately \$500 per week
- Based on a purchase price of \$399,000 and market rent, this property has an estimated gross annual rental yield of a massive
- Strata rates for this property are approximately \$715 per quarter
- HouseSmart Real Estate is highly active in Midland and the surrounding areas, and can provide high quality property management services from settlement and beyond!

Situated in a secure gated complex, this property presents a low-maintenance, high-quality property that has the room and space needed for your new home (at 118 square meters, it is one of the largest in the complex!). Entering the complex, you can park your car in the allocated bay, or use the side pedestrian entrance to walk through to your new home. There is also visitor parking to the front of the complex, for friends and family.

Inside, the home presents beautifully, and is filled with light flowing through large windows and a sliding door out to the courtyard area. There is a large living area to the front of the home, complimented by white tiling, to present a comfortable and relaxing space to come home to. Whether lying back after a long day at work, talking with family or entertaining friends, this living area provides a well-thought out space for you to love.

Nearby is the kitchen, which has been cleverly designed to have an outlook on to the living area, whilst also maximising the amount of living space available. Here, there is a double stainless steel sink, a dishwasher drawer and microwave space, built in electric oven and stovetop, and also a fridge nook. The kitchen layout is totally flanked by modern cabinetry, well designed to help you keep organised and to make cooking and meal preparation easy.

This whole kitchen and dining space is backed by crisp white splashback tiling, flowing all the way from the front door. Illuminated by bright LED downlights, there is plenty of light surrounding the area. The wall-mounted split system air conditioner here provides extra comfort.

The bedrooms in the home are both great sizes, with large windows (one has a full width sliding door onto the balcony),

split cycle air conditioning mounted on the wall to the main bedroom, light cream painted walls, plenty of power points, and thick carpet flooring. The master bedroom has an ensuite bathroom, which features a glass shower, modern vanity with full sized mirror, and a toilet. The second bathroom is designed virtually identically, and is very well presented. The home also features an internal laundry, which includes a hot water system, laundry sink and space for a washing machine and dryer.

This unit is nearby to multiple schools including La Salle College, Saint Brigid's Primary School and North Metropolitan TAFE Midland. Commuting is simple, with swift access to Great Eastern Highway, Great Northern Highway itself, and Roe Highway. Buses travel along Great Northern Highway and Lloyd Street. Nearby shopping choices include the Middle Swan Shops, Morrison Road Shops, and of course the popular Midland Gate Shopping District.

What are you waiting for? This unit presents a beautiful interior, positioned within an complex with amazing security features, as well as many wonderful internal and exterior features to the unit itself, including masses of internal space to the unit itself, and a large balcony for your outdoor area. Whether renting out for an immediate investment, or moving in down the line and making the most of all the wonderful features, this unit is certainly a desirable one - don't miss out!

Market Rent: \$500 per week

Strata Levy: Approximately \$700 per quarter

Water Rates: Approximately \$900 per year

Council Rates: Approximately \$1500 per year