

8/5 Park Road, Midvale, WA 6056

Unit For Sale

Saturday, 29 June 2024

8/5 Park Road, Midvale, WA 6056

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 75 m2

Type: Unit



Shane Schofield
0448070990

From \$319,000

Please note - The property is located on the corner of Jenark Way and Farrall Rd and has it's own street frontagePlease come along to the FIRST VIEWING and GRAND OPENING of this property this Sat 29th and Sun 30th June at 12pm to 12:30pm. We look forward to seeing you there.Welcome to this charming Midvale unit, a property that promises to captivate you with it's practical floorplan and ideal location.The moment you enter, you are greeted by a warm and inviting atmosphere. The unit boasts two well-proportioned bedrooms, perfect for a singles, couples or even small families. The main bedroom features built-in robes that optimize floor space, while the second bedroom offers a comfortable, moderate size. The spacious kitchen and living area are well-appointed, ideal for those who enjoy relaxing at home or entertaining friends.One of the standout features of this home is the modern bathroom, which has been fully renovated to include a hobless shower for easy access, making it suitable for a wide range of people seeking living independence. The bathroom also includes a generous vanity and modern tiling, all designed to enhance the contemporary feel of the space.Outside, the large private courtyard provides a serene retreat, enclosed by brick walls with mature shrubs and a Colobond patio to offer both privacy and a charming backdrop. Behind the carport there is an external storeroom for additional storage needs. There's even a second small courtyard area behind the storeroom, perfect for adding some potted plants to create a green oasis.The unit is equipped with modern conveniences to ensure comfort and security. It features ducted reverse cycle air-conditioning, four hardwired security cameras, roller shutters on the main rooms and security screens throughout.This property is situated in a prime location, offering easy access to a brand-new shopping centre, fitness facilities, service stations, public transport and schools. For those who enjoy outdoor activities, the proximity to wineries and national parks provides ample opportunities for recreation and leisure. Midvale is a vibrant community with a wealth of amenities. Whether you have a small family or are a professional commuting to Perth CBD or to the airport, the convenience of bus, train or car travel makes daily commutes straightforward. Here are just some of the features this home offers:-Rental estimate of \$390 to \$410 per week (subject to change) -Street entrance off Jenark way with a shared driveway-The complex has a total of 11 units-Single carport with lock up storage shed behind-There is a small second courtyard behind the carport with a gate for additional storage -There is a lockable gate that divides the driveway from the front courtyard-This spacious courtyard has large shrubs that will grow to block out the street and create privacy -This courtyard stretches down the side of the property as well to create a fantastic covered outdoor entertaining area -There is also a fold down washing line in this covered section as well-The single front door has a security screen door plus a ring doorbell-There is a small entrance nook before you walk into the main open plan lounge and meals area -The kitchen sits behind this with a small breakfast bar separating the meals area from the kitchen-The kitchen is a generous size and features a freestanding oven and cooktop, a double sink, a single pantry, room for two fridges and overhead cabinetry-There is a central ceiling fan over the meals and kitchen area -The two bedrooms plus the bathroom and laundry are located down a central hall-The main bedroom is at the front of the home and looks out over the front courtyard-The fully renovated bathroom has a walk in shower plus a vanity-There is a separate toilet adjacent to the bathroomThe laundry has a single trough and a door to access the outdoor entertaining area -There is a linen cupboard in the hall for additional storage -Bed two is located at the rear of the home-This room has a ceiling fan-There is ducted reverse cycle air conditioning throughout the home-The home is painted a light neutral colour for any decor-There is vinyl flooring in the lounge, meals, kitchen and hall and carpet in the two bedrooms-There are four hardwired cameras with a monitor around the outside of the property-There are manual roller shutters or security screens on all windows of the home-Built in 1988The strata fees are \$270 per quarter (subject to change)-Shire rates are approx. \$1600 per annum (subject to change)-Water rates are approx. \$920 per annum (subject to change)-The property is located close to a myriad of convenience stores, restaurants and Midvale Shopping Centre is just down the road with a Woolworths, and other convenience stores-Only 5 minutes drive to Midland Gate Shopping precinct and SJOG Public and Private hospitals -Only 15 mins to the Perth Airport so a great 'lock and leave' property for FIFO workers -Close to the Swan Valley wine region with fantastic restaurants If this home meets your criteria, don't miss the chance to attend the Grand Opening and experience this wonderful unit firsthand. It's a gem of a property that truly offers something for everyone.Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.