

3/48 Charles Street, Midland, WA 6056



Villa For Sale

Wednesday, 10 July 2024

3/48 Charles Street, Midland, WA 6056

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 102 m2

Type: Villa



Thomas Bettison
0893782555

From \$469,000

Welcome to this immaculately refreshed three-bedroom, two-bathroom villa built in 2003 and ready for your enjoyment today! 102 square metres of internal living space is placed on a comfortable 205 square metres of lot size, with the property itself tucked away in ultimate privacy right at the rear of a four-villa strata complex – with no strata fees! Admire the stylish cream rendered and exposed red brick design. Park in a full size double carport (wow!) and utilise this space to its full potential. Vacant and immediately ready to be your next home or investment property with a market rent of \$600 - \$650 per week, this is not one to miss out on. To top it all off, the interior has been freshly repainted, the bedrooms re-carpeted and there's also ducted evaporative air conditioning throughout! Contact our team today.

Property Highlights:

- Three-bedroom, two-bathroom home built in 2003
- 205 square metres of lot size
- 102 square metres of internal living space
- Double carport under main roof
- Brick and tile design
- New carpets throughout bedrooms
- New painting inside
- Gas stovetop oven
- Ducted evaporative air conditioning
- Storage room, gated pedestrian access around perimeter
- Rear position within a 4-pack strata complex, no strata fees!
- Large rear courtyard with brick paving and garden beds.

Investor Summary:

- 3/48 Charles is currently vacant, with market rent being approximately \$600 - \$650 p.w.
- No strata fees!
- Based on a purchase price of \$469,000, this property has an estimated gross annual rental yield of 6.95%
- HouseSmart Real Estate is highly active in Midland and the surrounding areas, and can provide high-quality property management services from settlement and beyond!

Welcome home! Approaching this property, you will notice how it is nestled away at the rear of a small, gated four-property strata complex - offering unparalleled privacy and security. The full-sized double carport provides ample parking space, and a charming garden setting greets you at the front door which is undercover, providing a little weather protection on a rainy day! Step inside this three bedroom, two bathroom home to find sleek white tile flooring that flows from the entrance to the kitchen and dining areas. To the left, the master bedroom awaits, while the right side opens up down a passage, to the heart of the home. The open-plan living and dining area is perfect for hosting family and friends, featuring a massive glass sliding door straight into your backyard, which floods the interior space with natural light. The kitchen, directly opposite, boasts a galley-style layout, large island benchtop, built-in gas stovetop oven, and multiple power points, making meal preparation a delight. The kitchen is completed with a tile splashback, microwave shelf, and a large window overlooking the backyard. Picture hosting friends and family in this open plan living and dining space with ease!

The primary bedroom, located at the front of the property, offers a large window with views of the driveway and street, a generous walk-in robe, and an ensuite bathroom with a large mirror, glass-walled shower, and toilet. All bedrooms are newly carpeted, freshly painted, and equipped with ducted evaporative air conditioning and security screen windows. The family bathroom includes a separate bath and shower, an extra-wide bench, and a matching full length mirror, making your morning routines easy! Stepping outside, you will find yourself in a simple and well presented brick paved courtyard, perfect for entertaining guests or enjoying quiet moments. A reticulated garden bed runs along the perimeter and there's full walking access around the whole outside of the home, through to the laundry and also through to the double carport and storage room. This serene outdoor space is ideal for hosting gatherings or simply relaxing in the sunshine. This home is vacant and ready immediately for you to enjoy, or to lease out. The market rent here is approximately \$600 - \$650 per week, and there are no strata fees. Additional features include a storage room directly connected to the double carport, gated pedestrian access, and multiple fold-out washing lines. The exterior blends stylish cream-rendered and exposed red brick with a tile roof, while the vibrant white interiors and crisp white tiling enhance the home's modern appeal. Living here means being part of a vibrant community in Midland, an area that seamlessly blends modern amenities with historical charm. You are a short walk from Gilberts Fresh Market and a quick drive from Midland Gate Shopping Centre. A five-minute drive takes you to Midland Train Station, with buses running along Morrison Road. This home is conveniently connected by Roe Highway, Reid Highway, and Great Eastern Highway, making it a very commutable location. Nearby schools include La Salle College, Helena River Steiner School, Midvale Primary School, and St Brigid's Primary School. Commuting and further travel options are available, with easy access to major highways and public transport routes. Embrace a lifestyle of comfort and convenience in this freshly painted, newly carpeted villa, tucked away in a secluded position. Don't miss the rare opportunity to own this beautiful home with its spacious double carport and inviting outdoor setting. Contact us today to make this property yours!