

Under Contract



28, 100 Great Northern Highway, Midland



## Exciting Opportunity

Property is tenanted until 17/01/2025 with a rental appraisal of \$600 per week.

Nestled at the back of the complex, 28/100 Great Northern Highway features three bedrooms and two bathrooms. Upon entering, you're greeted by a private entrance that leads into the main living area. The property features tiled flooring and ducted evaporative air conditioning, all wrapped in a warm color palette. The open-plan kitchen and living area invites natural light through expansive windows, making it a cheerful spot for both cooking and entertaining. The kitchen is well-appointed with a dishwasher, 600mm gas stovetop oven, built-in pantry, and a window that overlooks the backyard and rear entertainment area.

The master bedroom, situated at the front of the home, offers a tranquil escape. It features a spacious double built-in robe, carpeted flooring, ducted evaporative air conditioning, and an ensuite bathroom equipped with shower and toilet. The additional bedrooms are similarly comfortable, with carpet flooring, built-in robes, and ducted air conditioning, providing plenty of room for family or guests.

A standout feature of this property is the expansive patio and entertainment area at the rear, designed under the main roof of the home, perfect for outdoor seating. Other external amenities include a storage room and direct access to the single-car garage.

🛏 3 🗺 2 🚗 1 📏 236 m<sup>2</sup>

<b>Price</b>	From \$489,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30806
<b>Land Area</b>	236 m <sup>2</sup>
<b>Floor Area</b>	100 m <sup>2</sup>

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

Conveniently located near bus routes along Great Northern Highway, Midland Train Station is easily reachable, and Midland Gate Shopping Centre is just a 5-minute drive away. Additionally, you can enjoy the nearby Heritage Trail Hub and the walking trails of John Forrest National Park.

Property Highlights:

Three bedrooms and two bathrooms built in 2007  
Total block size: 236 square meters  
Approximate internal living space: 100 square meters  
Prime location in Midland  
Bright main living area with a large glass sliding door and tiled flooring  
Ducted evaporative air conditioning throughout  
Kitchen equipped with a dishwasher, gas stovetop oven, and built-in pantry  
Master bedroom with an ensuite bathroom and built-in robe  
Spacious outdoor patio, storage room, and garage access  
Conveniently located near bus routes, Midland Train Station, and Midland Gate Shopping Centre  
Close to the Heritage Trail Hub and walking trails in John Forrest National Park

Strata fees: \$338 p/q  
Council rates: 2001.19 app p/a  
Water rates: \$950.04 app p/a

Don't miss this fantastic opportunity!

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*