



4/52 Sayer Street, Midland

## Great Value Villa in a Complex of Seven

Tucked away in a complex of just seven, this light-filled villa delivers the perfect balance of comfort, convenience and low-maintenance living. Whether you're looking to step into the market, downsize or secure a solid investment, this is a property that simply makes sense.

Inside, an open plan layout brings together the kitchen, dining and living areas, creating a space that feels both functional and inviting. Large sliding doors open out to a private courtyard, offering an easy indoor-outdoor flow that's perfect for entertaining or unwinding at the end of the day.

All three bedrooms are well-sized and filled with natural light, with the master suite complete with its own ensuite and built-in mirrored robes. With internal access from the garage, an additional parking bay and a separate storeroom, the practical features here are just as appealing as the layout itself.

Positioned in a highly convenient pocket of Midland, close to transport, major amenities and key infrastructure, this is a smart buy with strong long-term appeal.

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### FOR SALE

Offers from \$699,000

### VIEW

Sat 13th Jun @ 9:45AM - 10:15AM

### AGENTS

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### AGENCY

LJ Hooker Subiaco  
(08) 9382 3959

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 **LJ Hooker**

## THE HOME

- 3 bedroom
- 2 bathroom
- Open plan living / dining / kitchen
- Laundry
- Single level villa

## FEATURES

- Open plan living with wood-look flooring throughout
- Well-appointed kitchen with ample storage
- Reverse cycle air conditioning to main living area
- Three light-filled bedrooms with built-in storage
- Master bedroom with ensuite and mirrored robes
- Modern bathrooms with quality finishes
- Sliding doors opening to private courtyard
- Internal access from single garage
- Additional parking bay
- Separate storeroom

## OUTSIDE FEATURES

- Private, low-maintenance courtyard
- Easy indoor-outdoor flow for entertaining
- Quiet position within a boutique complex

## PARKING

- Single garage with internal access
- Additional allocated parking bay

## LOCATION

- Close proximity to Midland Health Campus
- Easy access to both domestic and international airports
- Direct train line into the Perth CBD
- " Moments to Midland Gate Shopping Centre
- " Surrounded by local cafés, shops and everyday amenities
- Nearby parks and recreational spaces
- Convenient access to major arterial roads
- A growing area with strong investment appeal

## INVESTMENT

- Currently leased until 30 August 2026 at \$600 per week, offering a strong and secure return from day one.

## OUTGOINGS

- Water Rates: \$971.67 p.a approx
- Council Rates: \$2076.23 p.a approx
- Strata Admin Fund: \$513.98 p.q approx

If you would like to know more information or to inspect the property, please contact Kira or Kalin

## DISCLAIMER

This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

## MORE DETAILS

Property ID 8F5HNF  
Property Type Villa  
House Size 94 m2  
Land Area 159 m2  
Including Ensuite  
Air Conditioning  
Built-in-Robes  
Car Parking - Surface  
Carpeted  
Close to Schools  
Close to Shops  
Close to Transport

### **Kalin Lane 0487 047 359**

Sales Associate | [klane.subiaco@ljhooker.com.au](mailto:klane.subiaco@ljhooker.com.au)

### **Kira Willis 0424 339 905**

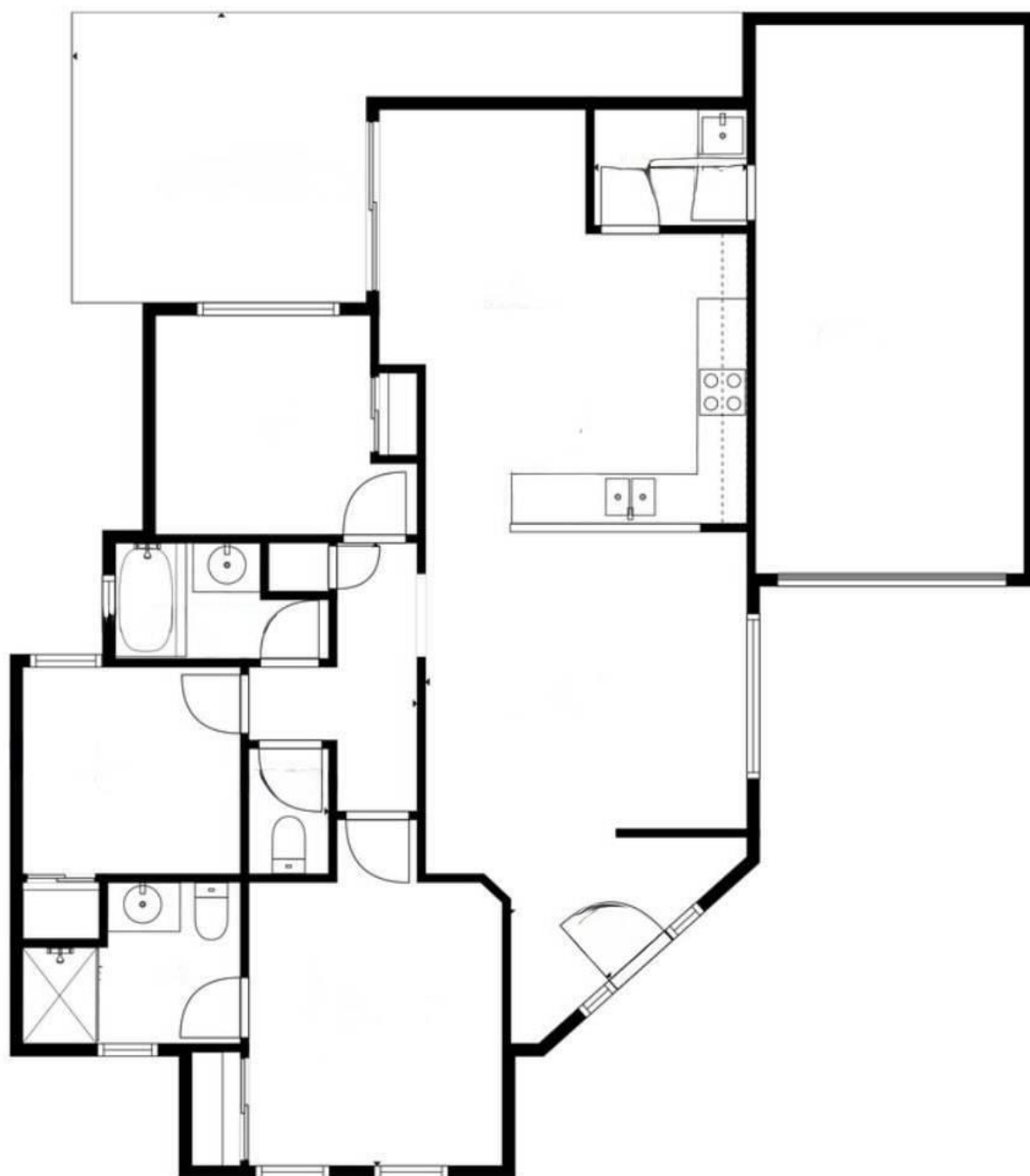
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### **LJ Hooker Subiaco (08) 9382 3959**

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