



4/52 Sayer Street, Midland

Great Value Villa in a Complex of Seven

Reach out to organise an inspection!

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

3 2 2

FOR SALE

Offers

VIEW

By Appointment

AGENTS

Kalin Lane

0487 047 359

klane.subiaco@ljhooker.com.au

Kira Willis

0424 339 905

kwillis.subiaco@ljhooker.com.au

AGENCY

LJ Hooker Subiaco

(08) 9382 3959

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



with strong long-term appeal.

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

Kira Willis 0424 339 905

Sales Associate | kwillis.subiaco@ljhooker.com.au

LJ Hooker Subiaco (08) 9382 3959

133 Rokeby Road, SUBIACO WA 6008

subiaco.ljhooker.com.au | subiaco@ljhooker.com.au





All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.