



Midland, 5/52 Sayer Street

A Hidden Gem!

Nestled deep into a beautifully-presented - and securely-gated - complex close to the heart of Midland, this terrific 157sqm, 3 bedroom 2 bathroom villa will suit a range of buyers and offers impressive low-maintenance "lock-up-and-leave" living for all involved.

A welcoming front living room off the entry makes an instant first impression and leads through to the open-plan kitchen and meals area. There, a storage pantry, double sinks and modern stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances meet seamless sliding-stacker-door access out to a fabulous entertaining patio at the rear.

Back inside, all three bedrooms boast built-in wardrobes - with mirrored built-in robes and custom built-in bedside storage in the spacious master suite setting it apart from the rest. An intimate fully-tiled ensuite bathroom with a toilet, sleek granite vanity and shower adds to the appeal.

3 2 1

For Sale
Under Offer

View
ljhooker.com.au/3RPYFGJ

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Disclaimer: 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.

LJ Hooker City Residential
(08) 9325 0700

Only metres away sits the lovely Weeip Park and Midland Gate Shopping Centre, with bus stops, other lush local parks, cafes, restaurants, schools, Midland Train Station, medical facilities, the Swan River, major arteries and even our picturesque Swan Valley all just a matter of minutes from your front doorstep in their own right. It's convenience at its very best!

Features include:

- Gated complex
- Entry porch
- Easy-care timber-look flooring
- Front living room - with a gas bayonet, recessed ceiling and ample power points
- Open-plan kitchen and meals area
- BIR's to all bedrooms
- Ceiling fan in the master suite
- Private master-ensuite bathroom
- Separate main bathroom with a bathtub and showerhead
- Under-bench bathroom-vanity storage
- Separate laundry, off the kitchen - with over-head storage cupboards
- Separate 2nd toilet
- Linen press
- Ducted and zoned reverse-cycle air-conditioning
- Audio-intercom system
- Security doors
- Hot-water system
- Outdoor dome patio for covered and paved entertaining
- Under-cover rear clothesline
- Low-maintenance gardens
- Large single-width lock-up garage

Points of Interest (all distance approximate):

- 100m to Weeip Park
- 450m to Midland Gate Shopping Centre
- 1.2km to Midland Train Station
- 1.3km to the St John of God Midland Public and Private Hospitals
- 1.8km to Woodbridge Primary School
- 2.3km to Governor Stirling Senior High School
- 11.8km to Perth Airport (T1)
- 17.3km to Perth CBD

Rates & Dimensions:

Council Rates: \$1,240.00 p.a.

Water Rates: \$971.68 p.a.

Strata Total: \$572.30 p/qtr

Total Area: 157sqm



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More About this Property

Property ID	3RPYFGJ
Property Type	Villa

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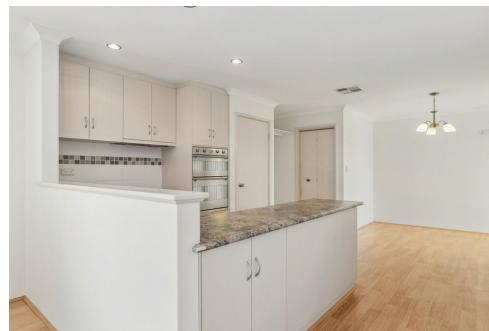
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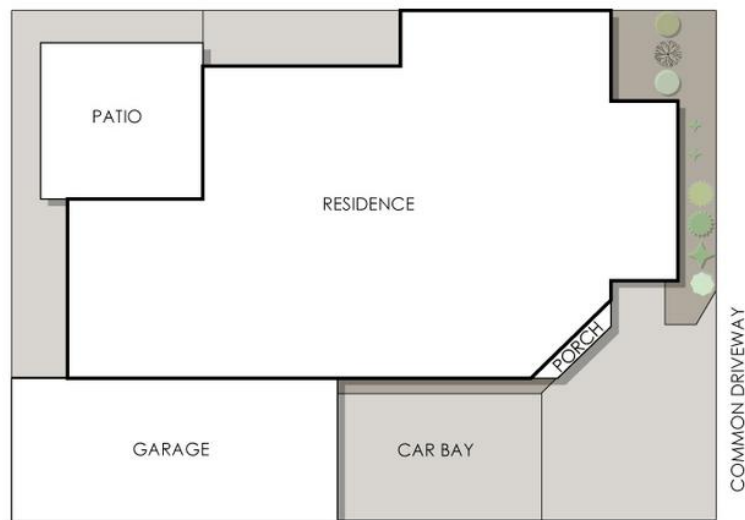
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5/52 Sayer Street, Midland

Residence 93m² | Patio 13m² | Garage 24m² | Porch 1m² | Car bay 13m²

Total Area 144m² | Total Lot Size 157m²



This floor plan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or solid doors under eaves. City Check are not to be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purposes.
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