

2/35 Loton Avenue, Midland, WA, 6056



Unit For Sale

Thursday, 28 November 2024

2/35 Loton Avenue, Midland, WA, 6056

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Type: Unit



Cheryl New

OPTIONS...

This unique Midland property is bursting with potential, offering flexibility and opportunity for various lifestyles and investment strategies. With the choice of two separate units or a spacious single dwelling, this property is as versatile as it is practical. Featuring accessible interiors, gated access, and off-street parking, the home is designed for convenience and comfort. Its prime location puts all of Midland's attractions – shopping, dining, schools, and public transport – within easy walking distance, making it ideal for residents and tenants.

- 3 beds 3 baths, 2 kitchens
- Unique 1 or 2-unit design
- Wide accessible doorways
- Flowing open-plan layout
- Generously proportioned
- Small no-fee strata complex
- Outdoor living/entertaining
- Off-street parking spaces
- Secure, gated property
- Flexible living/investing

The possibilities are enormous: live in one unit and lease the other, combine both to create a generous family home with room to grow or maximise your investment and purchase the third unit in the complex (offered for separate sale). Currently configured as two units – one bedroom, one bathroom, two bedrooms, two bathrooms – the opening of a communal wall would create a large single unit with generous interiors, multiple living zones, and space for outdoor living and entertaining.

The front unit (1 X 1) features a paved parking space beside a front door leading to an open-plan family room, kitchen, and dining area. Underfoot, tiled floors run, and a large east-facing window brings ample natural light. Split-system air conditioning ensures year-round comfort. Wide doorways create an accessible home with generous proportions, adding to the easy flow between rooms.

In the kitchen, a long laminate benchtop with under-bench cabinets, a low-set electric oven, and an electric cooktop make for a practical workspace with ample storage.

An oversized bedroom sits at the front of the plan with a well-appointed ensuite bathroom. A sliding door connects the carpeted bedroom to a private courtyard and garden with a small garden shed.

The second half of the property, with its two bedrooms, large lounge room, expansive outdoor entertaining zone, and backyard, feels like a family home. Combining the two units into one will only enhance this impression.

At the front door, a north-facing verandah with room for a table and chairs offers a homely welcome. The formal entry leads through an archway to a carpeted lounge with north-facing glazing and split-system air conditioning.

A bright kitchen with glossy white cabinetry, an electric oven and cooktop, an integrated breakfast bar and a sliding door to the front verandah delivers fantastic indoor-outdoor living.

Both carpeted bedrooms are voluminous and have built-in robes. The principal boasts an ensuite with shower, vanity, and WC. At the rear of the plan, there is a walk-through laundry, a family bathroom, and a separate WC, along with a tiled foyer and a wide door to the single-car carport.

Whether you're looking for a home with income potential, a multi-generational living solution, or a strategic addition to your property portfolio, this property offers unmatched versatility in a central location.

Don't miss the chance to explore this one-of-a-kind opportunity and see how this property can work for you.

To arrange an inspection of this property, call Cheryl New on 0439 961 192.