

**1/37 Sixth Road, Armadale, WA, 6112**



**Villa For Sale**

Friday, 13 October 2023

1/37 Sixth Road, Armadale, WA, 6112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Vishal Shorey  
0894597788

## Investors Only

Currently leased until the 28th of Feb 2024 at \$450 per week.

This immaculate 3 bedroom, 1 bathroom villa boasting a spacious double car garage is a true gem, exuding charm and convenience in a prime location. Nestled in proximity to all essential amenities, this property is not only an excellent choice for homeowners but also a promising investment opportunity.

Upon entering, you'll be captivated by the modern kitchen, a hub of contemporary style and functionality. The double car garage offers ample space, ensuring your vehicles are tucked away. A paved courtyard provides a delightful outdoor space for relaxation, while the reverse cycle split system air conditioning in the master bedroom and living area guarantees year round comfort.

Security is paramount with an alarm system and protective roller shutters gracing the front facade. This home's strategic positioning places you just a stone's throw away from the train station, Armadale Shopping Centre, and an additional shopping precinct. This nearby shopping haven features a fresh food market, bakery, deli, and medical centre, enhancing your convenience.

With no renovation needed, this property beckons you to move in and create your own haven of comfort and style.

For more information, please contact Vishal Shorey on 0413 746 549

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