

# 1 Shanks Court, Armadale, WA 6112



## House For Sale

Saturday, 13 April 2024

1 Shanks Court, Armadale, WA 6112

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 519 m2

Type: House



Robert Bloxham  
0894959999

**From \$459,000**

This great home is situated on a corner block in a popular area of Armadale with lots of parking and leased at market rates. Features include:- Separate loungeroom- Small games / dining- Renovated kitchen- 4 bedrooms with mirrored robe in main bedroom- Tiled living areas and carpeted bedrooms- Ducted air con- Roller shutters to front bedrooms- Large patio area great for entertaining- Great size backyard- Fruit trees- Rear garden shed- Side access to the rear of the property- Undercover open carport at the side of the property- Extra parking at the front for 2 cars. The location of the home is within walking distance to the local schools, shops, train station, medical centers and parklands. This is a great opportunity to invest in a very convenient location in popular Armadale. The property also comes with a tenant who has a lease until 26th October 2024 and is contracted at \$470 p/w from 30th May 2024. Call Rob of 0403537580 to book an appointment. Block size 519 sqm House size 103sqm Built 1987 Brick & tile construction Survey strata 2 lots with no strata levies Land rates approx \$2,000 p/a Water rates approx \$900.00 p/a Please note that the images are taken prior to the tenant's current lease.