

# 11/70 Forrest Road, Armadale, WA 6112



## House For Sale

Wednesday, 12 June 2024

11/70 Forrest Road, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 196 m<sup>2</sup>

Type: House



Ash Swarts  
0894959999



Ashton Dekker  
0894959999

**From \$455,000**

\*\*\* CURRENTLY TENANTED at \$480 per week until May 2025 \*\*\*If location is important to you then look no further!  
INSIDE:This cosy home features 3 good-sized bedrooms, 2 bathrooms, and a single remote lock-up garage. A modern kitchen with dishwasher recess and a bright interior decore will suit even the fussiest of buyers. The main living area has a split system reverse cycle air conditioner. The main bedroom is situated at the front of the property and features built-in robes and an ensuite. The minor bedrooms are a good size and both have built-in robes. OUTSIDE:Minimal garden maintenance and a lovely paved outdoor space, also adds to the appeal of the property. LOCATION:If location is important to you then look no further! All this within walking distance to the Armadale Shopping and Business Precinct. Train and Bus Station is within walking distance also.INVESTORS:Currently tenanted at \$480 per week till May 2025. This offers great ROI! This is a set and forget, easy-care investment. HOW TO VIEW:Walkthrough video available on request. In person viewings available by appointment only. Please enquire on this property and we will be in touch to assist you with any questions you might have. PROPERTY PARTICULARS:Build Year: 2013Block Size: 196sqmLiving Size: 88sqmCouncil Rates: \$1,989/paWater Rates: \$990/paStrata Fees: \$175/pq Rental Return: \$480 per week. Rental Appraisal: \$550-570/pw(all amounts are approximated)