

11 And 15 Abbey Rd, Armadale, WA 6112

House For Sale

Friday, 3 May 2024

11 And 15 Abbey Rd, Armadale, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 3019 m2

Type: House



Hadley Shearn
0488012000

Offers Low to Mid 1 Million

Welcome to a rare find in the heart of Armadale, where opportunity meets potential on this expansive 3019 sqm (approx.) parcel of land boasting exciting R-AC0 zoning. This prime development block offers the perfect canvas for high-density living, presenting a myriad of possibilities for both residential and commercial ventures. The zoning provides flexibility and opens doors to a multitude of development options, making it an investor's dream. Commercial and residential uses could include restaurant, convenience store or office complex grouped with residential. The original 4 bedroom 2 bathroom home is in excellent solid condition, has a huge upstairs games/family area and would benefit from some tender loving care – making it perfect to either live in or rent out, until you decide on what your next development will be. The spacious two-storey residence presents an opportunity for renovations and modernisation, offering the chance to breathe new life into its timeless design. The house plays host to formal living and dining rooms, an activity room, a separate kitchen, with a walk-in pantry, huge laundry, a massive master bedroom, a practical main bathroom and a second bedroom – all downstairs. Upstairs, a large third and fourth bedroom, a linen cupboard plus separate second bathroom that is almost identical to its counterpart on the ground floor, a separate toilet, a huge walk in storeroom, a central open-plan living and sitting area and a giant games room with its own storeroom in keeping with theme. An expansive wraparound L-shaped verandah encourages covered entertaining outside overlooking established gardens. There are also two generous workshops on-site. Only walking distance away from the local IGA supermarket, Armadale Senior High School, Train Station and Central Shopping Centre with easy access to the city and Perth Airport. – Close by is Armadale Arena and community sporting facilities at the sprawling Gwynne Park. Rarely does a unique opportunity of this calibre arise. Whether you're an investor, developer or visionary homeowner, seize the chance to make your mark on this exceptional property and unlock its boundless possibilities when doing so! Other features include, but are not limited to:

1. Character white picket fence, with double access gates
2. Double-door main entry and double-door living-room entry, via the front porch
3. Corner fireplaces in the downstairs formal-living and activity rooms
4. Welcoming kitchen, adjacent to a huge laundry with built-in linen storage and verandah access
5. Stainless-steel modern dishwasher
6. Range hood
7. Standalone gas-upright cooker and oven
8. Double kitchen sinks
9. Tiled kitchen flooring
10. Space for casual meals, within the kitchen
11. Built-in wardrobes to the master bedroom
12. Evaporative and split-system air-conditioning
13. Ceiling fans
14. Timber skirting boards and door frames
15. Security doors and screens
16. Ample parking space
17. Council Rates 11 and 15: \$625 Quarterly or \$2500 Yearly (Approx)
18. Water Rates: \$208.26 Bi Monthly or \$1,249.54 Yearly (Approx)

Property Code: 225