11 Gribble Avenue, Armadale, WA 6112

House For Sale

Tuesday, 30 April 2024

11 Gribble Avenue, Armadale, WA 6112

Bedrooms: 3　　**Bathrooms: 1**　　**Area: 692 m2**　　**Type: House**

Ash Swarts
0894959999

Ashton Dekker
0894959999

From $519,000

3 beds, 1 bath home on a corner lot, this property has value in many aspects.INSIDE:This 3-bedroom home needs some love to bring it up to its former glory. An open plan kitchen, dining and living area is tiled, and is the hub of the home. Ducted air-conditioning throughout the home keeps the house cool. The bathroom has had an upgrade, and the bedrooms are a good size, carpeted, with two having built in robes.OUTSIDE:The fully fenced property adds a sense of security and makes it safe for the kids and pets to run around freely. The large yard has a garden shed and outdoor patio area. There is heaps of room to park a multiple number of cars/caravan/trailer.INVESTORS:Zoned R15/25 on a corner means this is potentially a two-unit lot. Please note, any subdivision is subject to council approval, and we encourage you to do your due diligence prior to purchase. What a fantastic opportunity for any investor to capitalise on this development opportunity. House will not be vacant at settlement. *** CURRENTLY TENANTED at $380 per week and reviewable in June 2024, leased until December 2024, current market rental appraisal for a three-bedroom house is $500-530/pw***LOCATION:Conveniently situated within proximity to Armadale CBD and Haynes Shopping Centre, schools, daycares and public transport, this location is ideal for first home buyers/young families and investors alike!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: 1977• Block Size: 692 sqm• Living Size: 96 sqm• Zoned: R15/25• Council Rates: $1,961/pa• Water Rates: $980/pa• Rental Appraisal Expectation: $500-530/pw(all values are approximated)