

# 12 Sherwood Court, Armadale, WA 6112



## House For Sale

Friday, 17 May 2024

12 Sherwood Court, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 729 m2

Type: House



Ash Swarts  
0894959999



Ashton Dekker  
0894959999

## Offers From \$549,000

This fantastic family home features three bedrooms, two bathrooms as a well-presented package. **INSIDE:**This generous 3-bedroom home is clean and tidy and ready for new occupants. A separate kitchen/dining, with tiled floors is the hub of the home with plenty of space to relax and unwind. The kitchen presents well and provides plenty of space for cooking and baking. A spit system air conditioner in the lounge/living area provides heating and cooling. The bedrooms are a good size, carpeted with ceiling fans, and they have robes for storage. **OUTSIDE:**The fully fenced backyard adds a sense of security and make it safe for the kids and pets to run around freely. The large back yard has a good-sized shed, for all your tinkering needs.**INVESTORS:**The house will be vacant at settlement and the current market rental appraisal for a three-bedroom house is \$530-\$560 p/w! **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: 729 sqm• Living Size: 129 sqm• Zoned: R40• Council Rates: \$2,017/pa• Water Rates: \$1,017/pa• Rental Appraisal Expectation: \$530-\$560 p/w(all values are approximated)