

14 Windarra Way, Armadale, WA 6112

THE AGENCY

Sold House

Friday, 8 September 2023

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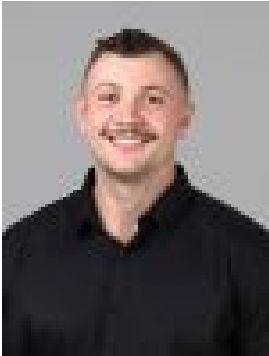
Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 916 m²

Type: House



Ben Pratt

0419290707

\$440,000

UNDER OFFER BY BEN MATHEWS 0488 997 018 & BEN PRATT 0419 290 707**Please note there is an existing tenant in place until 06/08/2024 currently paying \$420 per week - after this lease ends then you could increase the rent to market value making this opportunity an excellent investment. Or secure it now and move in after the tenant vacates - you have options here!*****For all enquiries please contact Ben Pratt from The Mathews Team on 0419 290 707***Check out 14 Windarra Way Armadale. Its a fantastic four bedroom PLUS STUDY, one bathroom residence situated on a generous 916sqm. Very nicely positioned close to local parks and offering fantastic features, this property has so much opportunity waiting to be uncovered.**INSIDE**Step inside this home and be greeted by a warm and inviting atmosphere. The floor plan seamlessly connects the main living and kitchen zone, creating a perfect space for entertaining family and friends. The well-appointed kitchen is equipped with great appliances, ample storage and plenty of bench space. The four bedrooms are distributed well throughout the home and all are of good size. The main bathroom has been well maintained over the years and is neat and tidy. Additionally, the versatile study/fifth bedroom offers endless possibilities, whether you need a home office, a fifth bedroom, or a cosy retreat for relaxation.**OUTSIDE**The outdoor area is a true highlight of this property. The front is neat and tidy with plenty of room while the rear of the property is a great area to entertain family and friends and has a lovely spacious alfresco zone to enjoy, the rear yard is full of lush greenery and has a very tranquil feel to it whilst also boasting loads of space. This property features a MASSIVE pool area with a great sized swimming pool. The entire block being 914sqm also provides so many possibilities!**INVESTOR DETAILS**This property will be very popular with owner occupiers however if you are an investor looking to put in a tenant and reap solid returns then below is some details you may wish to consider.- Council rates are approximately \$2,000 annually.- Water rates are approximately \$1,000 annually.- Rental estimate ranges from \$525 to \$575 per week based on current market trends.However, we recommend conducting your own thorough research.**WHERE IS IT LOCATED?**The property is located in a great part of Armadale, with Morgan Park directly across the road, Within 4km you have the local Haynes shopping centre, Challis Primary School, Cecil Andrew Senior High School and Willanadra Primary School making it a super convenient and very well positioned location.**WHAT TO DO NEXT**Hit the contact agent section now and make your time to view the property in person!**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.