

15 Seventh Road, Armadale, WA 6112



House For Sale

Tuesday, 9 April 2024

15 Seventh Road, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 491 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

UNDER OFFER

Looking to get in the market, but keep missing out? Have a crack at this property! While it does need some work to bring it back to its former glory, it's the perfect home to get you into the market! THE GOOD: Great location, walking distance to Armadale CBD, lots of living space and bedrooms. Listed as a 3 bed 2 bath home, but could well be a four bedroom home! Two courtyards, lots of parking. It's a big home with lots of character. A big lounge is at the front with a feature stone fireplace and beautiful timber floors which extend through the original section of this home. A separate living/theatre room is to one side of the front, and a bedroom is to the other side. The central open plan living and kitchen is the heart of the home, with a games room, bedrooms, laundry and bathrooms leading off this space. Another woodfire heater is ready for that cozy winter warmth. Rear bedrooms are all carpeted. Two private outdoor areas provide space to get outside and relax. THE BAD: The property needs some work. It's showing its age and needs some attention. The price is cheap, and the property will be sold 'AS IS, WHERE IS' which means the owner will not warrant that anything is in working order, so do your due diligence PRIOR to placing an offer. HOW TO VIEW: Viewing times will be advertised, please feel free to come through. PROPERTY PARTICULARS: • Build Year: 1930 • Block Size: 491sqm • Living Size: 145sqm • Zoning: R40 • Water Rates: \$922/pa • Council Rates: \$ 2300 (estimated) • Strata Fees: \$ 0/pq • Rental Appraisal: \$450-520/pw(all values are approximated)