

**15B Sixth Rd, Armadale, WA 6112**



**Sold House**

Wednesday, 10 January 2024

15B Sixth Rd, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 216 m2**

**Type: House**



Ben Mathews

0488997018

**\$417,000**

**\*\*\*SOLD BY BEN MATHEWS - THE MATHEWS TEAM - 0488 997 018\*\*\*** Built in 2017, this charming three-bedroom, two-bathroom residence with no strata fees has been meticulously cared for by its sole owner occupier. Boasting a host of features, including a spacious double garage, a stunning kitchen with stone benchtops and elegant flooring throughout, this residence offers both comfort and style. Conveniently located near public transport and shopping amenities, it's certainly a fantastic opportunity to break into this growing WA market.

**INSIDE**As you step through the modern front entrance door of 15B Sixth Road, Armadale, prepare to be captivated by the seamless blend of sophistication and practicality within this meticulously maintained residence. To your right upon entry, the master bedroom beckons with its spacious layout and abundant natural light. This retreat features a walk-in wardrobe, offering ample storage, and an ensuite bathroom that exudes modern charm. Continuing through the residence, the main living hub unfolds—a harmonious combination of living, dining, and kitchen spaces. This area has been designed with an open-plan concept, promoting a sense of connectivity and communal living. The kitchen, undoubtedly the heart of this residence, boasts stunning stone benchtops that exude both style and practicality. Abundant counter space, overhead cabinetry, and additional storage make this kitchen a chef's delight, facilitating culinary adventures and casual family meals alike. Venturing towards the left side of the residence, you'll find two secondary bedrooms, both generously sized and equipped with built-in robes. The thoughtful positioning of the main bathroom between these bedrooms ensures both privacy and convenience for all occupants. The main bathroom itself is a testament to modern design, showcasing sleek fixtures and finishes that elevate the space. Next to the main bathroom, the laundry area is seamlessly integrated, offering practicality without compromising style. Abundant storage solutions in the laundry contribute to the overall functionality of the residence, ensuring that every inch of space is utilized wisely. The interior of 15B Sixth Road is a testament to the perfect marriage of aesthetics and functionality. With a neutral modern colour palette, quality flooring, and contemporary fixtures throughout, this residence provides a canvas for personalization while simultaneously offering a move-in-ready haven. Whether you are enjoying the private retreat of the master suite or entertaining guests in the open living areas, every corner of this residence reflects a commitment to quality living.

**OUTSIDE**Stepping outside you'll be greeted by a modern and low-maintenance façade, setting the tone for the tranquillity that awaits within. Nestled down a common driveway, the exterior exudes a contemporary charm, complemented by a neatly landscaped front garden bed adorned with mulch—a delightful introduction to the residence. The property boasts a substantial double garage under the main roof, providing both secure parking and a convenient shopper's entry into the home. The garage seamlessly merges functionality with style, offering not just a parking space but an extension of the residence's aesthetic appeal. Venturing to the rear, a quaint alfresco space invites you to unwind and entertain. This charming area is thoughtfully designed for spending time with friends and family, whether it be a lazy Sunday brunch or an evening soiree. Adding to the practicality of the property, a dedicated store room at the rear provides additional storage space—an invaluable feature for those seeking a well-organized living space. The exterior of 15B Sixth Road perfectly balances low maintenance with an aesthetic appeal, ensuring that your outdoor spaces are as inviting and functional as the interior.

**WHERE IS IT LOCATED?**Situated just minutes away from the Armadale train station, Armadale shops, and local schools, this residence offers both accessibility and convenience. Embrace the vibrancy of the surrounding community, with all essential amenities within easy reach.

**INVESTOR DETAILS/STRATA INFORMATION** - This residence has the added bonus of no strata fees. Each residence using the common driveway is liable for its maintenance. - Approx. rental estimate \$480-\$520 per week - however please do your own due diligence.

**WHAT TO DO NEXT** Join Ben Mathews from The Mathews Team at Rodway Group at the advertised home open time on this portal to experience the warmth, charm and awesome opportunity of 15B Sixth Road, Armadale. Property Code: 4248