

# 16 Bluegum Close, Armadale, WA 6112



## House For Sale

Thursday, 13 June 2024

16 Bluegum Close, Armadale, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 740 m2

Type: House



Ash Swarts  
0894959999



Ashton Dekker  
0894959999

**From \$619,000**

• DUAL LIVING • R25/60 • BIG 740qm BLOCK \*\* Two Viewing Times - WEDNESDAY AFTERNOON and SATURDAY MORNING - Enquire to book your time slot \*\*Nestled in a peaceful cul-de-sac, this property offers a rare opportunity with essentially two homes under one roof, perfect for extended families or savvy investors seeking dual living options. Featuring a spacious studio in the backyard and sitting on a generous 740sqm block, this home promises great buying for homeowners and investors. DUAL LIVING - UNDER ONE ROOF. Step inside to discover two distinct living areas, each with its own kitchen, living spaces, and bedrooms. Ideal for accommodating multi-generational families or generating rental income while enjoying privacy and convenience. RECENT UPGRADES The house is in good condition and has been repainted, enhancing its appeal and providing a fresh canvas for your personal touch. One of the kitchens has been recently updated, and there is really nothing left to do but move in! Sub-metering has just been installed, which is a fantastic extra for dual-living. OUTSIDE: Enjoy ample outdoor space on the expansive 740sqm block, perfect for outdoor entertaining, gardening, or potential future developments. Notice also the studio room, which is just another great space that gives buyers options! INVESTORS: House will be vacant at settlement. Current Rental Appraisal is \$600-630/pw. There is a demand for tenants that are looking for properties like this one! Zoned R15/25 this is a two unit site. Note that rental yield could be increased if tenanting the property separately, as the property has been sub metered to both dwellings. An estimated rental appraisal is \$560-580/pw for the 3x1 home and \$250/pw for the 1x1 granny flat (note: no separate laundry and current dedicated parking). LOCATION: Nestled in the sought-after suburb of Armadale, this gem is conveniently close to the Armadale CBD. Enjoy a generous choice of retail shopping outlets, casual eateries, pubs, recreation spots, and cinemas. Plus, you'll have easy access to public transport and schools, making it a perfect spot for families and commuters alike. HOW TO VIEW: Walkthrough video available. 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: 1976 • Block Size: 740 sqm • Living Size: 167 sqm • Zoning: R25/60 • Council Rates: \$1,950/pa • Water Rates: \$938/pa • Rental Appraisal: \$600-630/pw • Separated Rental Appraisals: \$560-580/pw + \$250/pw (all values are approximated)