

17/19 Serls Street, Armadale, WA 6112



Sold Villa

Sunday, 13 August 2023

17/19 Serls Street, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 241 m2

Type: Villa

\$365,000

*****UNDER OFFER BY BEN MATHEWS 0488 997 018 & BEN PRATT 0419 290 707*****Wow check out this awesome low maintenance and superior-quality villa positioned within what's locally known as the golden triangle of Armadale - being the best position within the suburb. Featuring three spacious bedrooms and two immaculate bathrooms it's been extremely well looked after since built to a high spec level in 2012 and boasts fantastic value. Whether you are an investor looking for an excellent return or an owner occupier chasing an awesome home within a secure complex - close to all the amenities - this one ticks a lot of boxes and will be sure to impress!**INSIDE**The internal bones of this villa are very solid, and it's been meticulously maintained over the years. The villa features a large open plan living zone with a beautiful kitchen that has an abundance of storage and bench space. The open plan living/ dining area flows effortlessly through to the paved alfresco zone towards the rear of the home. As you make your way through to the rest of the home you'll notice the low maintenance - easy care flooring throughout. With three large bedrooms and two well-presented bathrooms this home is packed with value - whether you're looking for a neat and tidy, ready to move in residence or you are an investor chasing a good solid home with excellent returns you can't go wrong with this perfectly located, rare quality beauty!**OUTSIDE**Secluded within the heart of this excellent complex this home is positioned with lots of privacy. The front of this villa has a very neat and tidy façade and presents extremely well. There is a good sized rear shaded courtyard which also has a side gate access which is super handy, this makes a nice spot for a BBQ with friends & family or evenings spent relaxing. You won't need to worry about space, placed on a 241sqm block featuring a good sized DOUBLE garage, there is loads of room and the villa feels very spacious.**WHERE IS IT LOCATED?**Located in one of the most sought-after parts of Armadale - directly on the border of Armadale and Mount Nasura. You won't need to worry about travel times to any of the local shops, schools, sporting venues or public transport hubs. A two-minute drive to the massive Armadale Shopping Centre, a one - minute drive to Armadale hospital, directly across the road from Kingsley Primary School and 1.2 kms to Sherwood train station - you won't find a villa in a better location than this.**COUNCIL RATES, WATER RATES, STRATA FEES & INVESTOR DETAILS-** The Council Rates are approx. \$2,054 annually.- The Water Rates are approx. \$200 per quarter.- Strata fees are \$170 per quarter.- Rental appraisal approx. \$500 per week. However please do your own due diligence. - We do have a video walkthrough of this property available on request. To request this video please contact The Mathews Team directly. **WHAT TO DO NEXT**Hit the contact agent button to enquire on this property now!**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.