

177A Schruth Street, Armadale, WA 6112

House For Sale

Friday, 19 January 2024



177A Schruth Street, Armadale, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 418 m2

Type: House



Hasi Kodagoda
0894759622



Darren Khose
0894759622

EXPRESSION OF INTEREST

This brand-new 4 bedroom 2 bathroom residence occupies a commanding location and will especially suit the likes of first-home buyers who are eligible for the \$10,000 First Home Owner Grant from the government. Great house plan with a beautiful finish this home is ideal for those looking to save time and money. Just around the corner from primary school and 1.1km to Armadale Hospital, this is a location that ticks all the boxes. At the front of the house, the study/theatre has its own private external entrance - ideal for those working from home - and can easily be shut off to create a potential fifth bedroom, if you are that way inclined. The spacious open-plan living, dining and kitchen area is the perfect central hub and impressively boasts sparkling stone bench tops, tiled splashbacks, a storage pantry, double sinks, a stainless-steel range hood, a five-burner Inalto gas cooktop, an under-bench oven and a dishwasher recess for good measure. It also extends outdoors to an intimate alfresco-entertaining area, as well as the side pathway. The obvious pick of the sleeping quarters is the larger master suite, where a walk-in wardrobe meets an impeccably-appointed ensuite bathroom with a shower, toilet and sleek stone vanity. The main bathroom is just as stylish and sophisticated, with a shower and separate bathtub complemented by another stone vanity and decent under-bench storage space. Quality low-maintenance lock-up-and-leave living of the modern variety comes to the fore in this superb location, across the road from Kingsley Primary School and a mere metres away from the seven-day-a-week deli, a host of bus stops and lush local parklands. The Sherwood Train Station is also nearby, along with the likes of the Champion Drive Shopping Centre, the Armadale Fitness and Aquatic Centre, the Champion Drive Medical Centre, major arterial roads and other great schools - including Cecil Andrews College. Experience your new beginning, in the best way possible! Other features include, but are not limited to:

- 31 course high ceilings to living area as well as bedrooms
- 418sqm block
- Easy-care timber-look flooring
- Quality laundry with a stone bench top and external access for drying
- Separate 2nd toilet
- Downlights
- Outdoor power points
- Instantaneous gas hot water system
- Colorbond fencing
- Remote-controlled double lock-up garage with a storage area and internal shopper's entry

Distances to (approx.):

- Kingsley Primary School - 50m
- Sherwood Train Station - 550m
- Champion Drive Shopping Centre - 1.9km
- Perth Airport (T1 & T2) - 24.9km
- Perth CBD - 28.2km
- Armadale Hospital 1.1km

Water rates: \$749.19 p/a (approx.) - Total for 2022 - 2023 financial year

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