

**20 Rupert St, Armadale, WA 6112**



**House For Sale**

Friday, 24 May 2024

20 Rupert St, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 725 m2**

**Type: House**



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## Offers From \$599,000

The Mathews Team at Rodway Group Presents 20 Rupert Street, Armadale. A beautifully renovated 3-bedroom, 1-bathroom home on a spacious 725sqm block. This stunning home has been meticulously renovated throughout and presents incredibly well. Both inside and outside offer an array of features that will delight its future owner. Let's take a closer look at what this property has to offer below.

**INSIDE**As you step through the large double-arched feature front doors, to your left you enter a bright and inviting sunken lounge area. This space is perfect for relaxing with family and friends or enjoying a movie. The lounge has wall-mounted shelves for plants, books, or art, a reverse cycle air conditioner for year-round comfort, and a cosy fireplace for natural warmth during Perth's cooler months. The white and grey colour tones contrast beautifully with the timber-look flooring. Stepping up from the sunken lounge, you find the formal dining area, an ideal spot for family dinners. This area connects seamlessly to the alfresco space through a sliding door, enhancing the indoor-outdoor feel. The dining area flows into the fully renovated kitchen, the heart of the home, featuring gorgeous timber-look bench tops, ample cabinetry, high-end appliances, and a stunning subway tile splash back. Adjacent to the kitchen is the family room/additional living space, which offers versatility for various uses. On the right side of the home are the three bedrooms, the bathroom, and the laundry. The master bedroom is large with a feature dark orange wall that adds a touch of elegance to the space. It includes a built-in wardrobe and a split system air conditioner for year-round comfort. Bedrooms two and three are well-sized and offer plenty of room for family or guests. The bathroom is beautifully renovated with floor-to-ceiling tiles, a large bath, a timber-style vanity unit, modern tap-ware, and a stylish round mirror. The laundry is nicely designed with ample storage, matching the high-quality finish of the rest of the home, and offers access to the rear alfresco area. The owners have put immense love into these renovations, ensuring every detail is perfect.

**OUTSIDE**The exterior of this property is equally impressive. The front façade is aesthetically pleasing with multiple parking spaces on the driveway and an additional space behind the single garage door. A neat path leads to the porch, flanked by tidy mulched garden beds. To the far right of the front, a cosy sitting area with woodchips and a palm tree adds charm. On the left side, a sparkling blue pool awaits, providing a perfect spot for summer gatherings with family and friends. This area flows into the large rear alfresco space, an entertainer's paradise ideal for BBQs and get togethers. Surrounded by garden beds with established greenery, this area offers privacy. To the right rear, you'll find established fruit trees and a good-sized garden shed for extra storage. Overall, the outdoor space is an entertainer's dream, with well-designed areas to enjoy - plus being fenced completely externally this property feels like a true sanctuary.

**INVESTOR DETAIL**This property is expected to be extremely popular with owner-occupiers. However, investors will also find it appealing in this growing market. The expected rental return for this home is conservatively \$600 per week however we recommend you do your own due diligence.

**CONTRACT NOTES**- The garage door motor is not in working order; the current owners manually operate it.- The alarm system is not currently working.- The pool light is not in working order. These items will be noted in the successful contract and will be disclosed.

**IS THERE A FLOOR PLAN & VIDEO WALK THROUGH?**- Yes there is a professional brand new, current floor plan on the images of the add.- Yes there is a video walk through that was done on an IPHONE the same day photos were taken.

**LOCATION**Located in a desirable pocket of Armadale on a quiet street, this home is just a short stroll from Morgan Park and close to the Armadale shopping precinct, which offers all your shopping needs. Nearby, you'll find quality cafes and good schools. The home is approximately 35 km from the Perth CBD, a 35-40 minute drive.

**WHAT TO DO NEXT**The Mathews Team invites you to the home open this Saturday, the 25th. Come and see how fantastic this property is in person! If you're from out of town and can't make the open house, we can provide a video tour upon request.

Property Code: 4379