

**22 Armour Way, Lesmurdie, WA 6076**

**Professionals**

**House For Sale**

Tuesday, 28 May 2024

22 Armour Way, Lesmurdie, WA 6076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Margie Reid  
0894531888



Glen Newland  
0894531888

**\$799,000+**

Whether you're starting out, starting a family or ready to downsize, this is a fantastic family friendly property. The 961sqm (approx.) block is big enough for a pool, workshop and lawns for the kids to play cricket, but not so big that you're constantly cleaning up leaves. Inside the home you'll find the very well-presented kitchen and bathrooms, and separate living spaces for the all-important family separation. The importance of a second bathroom and toilet cannot be understated, and you're sorted with both here. Some features include:

- Reverse cycle ducted air-conditioning
- Large sunken lounge area
- Large master bedroom with walk-in robe and private ensuite
- Central kitchen with Bosch dishwasher
- Cute front courtyard or dog enclosure
- Plenty of side access if you plan to build a workshop
- Fantastic backyard with lawn for the kids
- Timber decking under the huge gabled patio
- New Enviro heat hot water system installed
- Security cameras installed
- Great sized garden shed
- Carport under the main roof
- All new Colourbond fencing (no old asbestos here)

This home is located on a quiet street and is centrally positioned within walking distance to IGA, Lesmurdie Primary, Lesmurdie High School, St Brigid's and Mazenod College. Homes in this price point are not lasting long, so make your appointment to view today. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.