

**23 Deerness Way, Armadale, WA 6112**

**Professionals**

**Sold House**

Tuesday, 15 August 2023

23 Deerness Way, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 708 m2**

**Type: House**



Jenn Ruggiero  
0477958845

**\$410,000**

A unique opportunity has become available with a 2 ROAD street frontage and a great location. Structural building report available. Features include:- Separate entrance- Good size lounge room with separate games room- Open plan dining / kitchen & laundry- 3 bedrooms- 1 bathroom- Super large solar with 10kw battery - Solid double brick home- Rear access to shed- Property does need some minor repairs selling (AS IS WHERE IS) Electrical & Plumbing to be in good working order at settlement. Current tenants have lived in the property for the last 7 years and would love to stay long term current rental return is \$390.00 is due for a review & renewal now. Call Team AJ at Armadale Real Estate, Andrew 0408 925 966 or Jenn 0477 958 845. To find out how place an offer on this property please email [TEAMAJ@ARMADALEREALESTATE.COM.AU](mailto:TEAMAJ@ARMADALEREALESTATE.COM.AU). Below are (approximate only) Block size 708m<sup>2</sup> Built 1972 Council rates approx. \$2,000 per annum Water rates approx. \$950.00 per annum