

# 24B Terrigal Way, Armadale, WA 6112

**nascent**  
property co.

## House For Sale

Friday, 1 December 2023

24B Terrigal Way, Armadale, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 429 m2**

**Type: House**



Luke Langford

## Offers over \$499,000

Tucked away in a quiet family-filled street, this well-appointed four-bedroom survey strata home with no strata levies will set you up for a laidback life of leisure and comfort. With Neerigin Primary School across the road, it is appealing to young families, 1st home buyers and investors seeking a rewarding portfolio addition. Conveniently situated within walking distance to public transport, excellent high schools, playgrounds and just minutes from a shopping mall and hospital allowing easy access to everything you need. The home showcases high-quality fixtures and fittings complemented by a vibrant colour palette and tiled floors emphasising space and light throughout. Designed with both privacy and entertaining in mind, the open floor plan creates spacious living with everything easily flowing together. The well-appointed kitchen glides through to the expansive living/dining area and out through glass sliders around to the undercover alfresco entertaining area creating expansive indoor/outdoor entertainment. Overlooking the huge backyard. The separate theatre room includes an elevated back row creating a brilliant place to relax after a long day. The master suite includes an ensuite and walk-in robe allowing you to unwind in total bliss.

**WHY YOU SHOULD PUT THIS ON YOUR 'MUST-SEE' LIST:** Generous open plan kitchen, dining and family room  
Modern kitchen with 900mm stove, top cupboards  
Theatre room with elevated back row  
Four bedrooms  
Master suite with ensuite and walk-in robe  
12 solar panels, 3kw inverter  
6 cameras around the house  
Evaporative air conditioner to all the rooms  
Led downlights to all the rooms  
Two-car garage with a sectional door  
Retic to Front/Back

**LOCATION:** Nestled in a tranquil location on the fringes of Armadale's CBD, directly across the road from Neerigen Brook Primary School, this address provides the perfect balance of serenity and accessibility. Situated just beyond the bustling city center, it offers a desirable retreat while remaining conveniently close. With an array of retail shopping outlets, cozy eateries, lively pubs, recreational facilities, and cinemas, the vibrant Armadale city center is a mere 5-minute drive away from the property, ensuring a wealth of options for entertainment and leisure.

**OUTGOINGS (approximate):**- Block: 429sqm, Survey strata- Age: 2013 build (approx.)- Council rates: \$2200 (approx.)- Water rates: \$1100 per annum (approx.)

**ESTIMATED RENTAL RETURN:** This house has the potential to yield a rental income of \$550 - \$600 per week in the current market. It is an excellent option for individuals seeking a low-maintenance investment property, and the added advantage is that there are no strata levies associated with it! If you're an interstate investor, touch base with me on WhatsApp as I have a video that I can send. This immaculately presented home ticks all the boxes for a fantastic family-friendly home or the perfect investment. This one definitely won't last long in this market, so ensure you add it to your 'must-view' list this weekend. For more information about this property, please contact agent Luke Langford on 0493 672 956 or [luke@ascentpropertyco.com.au](mailto:luke@ascentpropertyco.com.au)

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