

25A Avonlee Road, Armadale, WA 6112

Sold House

Sunday, 13 August 2023



25A Avonlee Road, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 355 m2

Type: House



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Around the corner from the sprawling Gwynne Park, Armadale Arena and wonderful community sporting facilities lies this delightful 3 bedroom 1 bathroom home that makes for a perfect first-buy or investment property. No matter how you decide in which to secure your future, this splendid street-front residence is neat, tidy and an absolute pleasure to live in. The larger master is the obvious pick of the bedrooms, whilst a welcoming front lounge room is more than spacious in size - and comprises of a gas bayonet on the wall, to help make those chilly winter nights nice and warm. An air-conditioned dining and kitchen area sits adjacent and plays host to easy-care flooring, a breakfast bar for quick bites, a storage pantry, a gas cooktop, separate oven, double sinks and more. At the rear and off the dining space lies a terrific outdoor patio-entertaining area, overlooking the most tranquil and private of backyard settings. The pets will love it out here, just as much as the kids will. Other features include, but are not limited to: • Low-maintenance timber-look bedroom and living-area floors • Built-in wardrobes • Split-system air-conditioning in the master bedroom • Practical bathroom with a separate bath and shower • Security roller shutters • Gas hot-water system • Under-cover outdoor clothesline • Garden shed • Lockup garage • Block size - 355sqm (approx.) Bus stops can be found just metres away from your front doorstep, with Armadale Train Station, Armadale Shopping City, restaurants, medical facilities, schools and major arterial roads all very much within arm's reach, too. How convenient! Distances to (approx.): • Armadale Train Station - 1.0km • Gwynne Park Primary School - 1.1km • Armadale Senior High School - 1.3km • Armadale Shopping City - 1.3km • Perth Airport (T1 & T2) - 29.1km • Perth CBD - 36.0km Water rates: \$933.44 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.