

26 Brookdale Drive, Armadale, WA 6112



Sold House

Wednesday, 16 August 2023

26 Brookdale Drive, Armadale, WA 6112

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 701 m2

Type: House

\$485,000

The Phone Code for this property is: 30229. Please quote this number when phoning or texting. Great location. School is just 100 meters away; a tidy backyard with fruit trees and space for activity, this home is particularly suitable for a family with school children. Drive through a lockable gate to the backyard, where a powered workshop/double lockup garage and two extra sheds provide convenience, space, and security to tradespeople with a trailer or truck. Automatic roller shutters and air-conditioner in the lounge, easy parking in the front, private and quiet. Four decent-sized bedrooms. New vinyl floor covering in all bedrooms, easy to clean and hard to damage, especially ideal for a rental. Currently rented to a very reliable tenant. The good tenant has never caused any trouble, and if allowed, is happy to continue staying. Besides ongoing cash flow based on the existing building, you may be able to build another dwelling on the back, subject to council approval (buyers are advised to make independent inquiries or verification). The plain photos shown in this advertisement, not artificially beautified, were taken last year just before the tenant moved in. The house now remains as solid and functional as usual. A recent building and pest inspection has confirmed no termite or major structure problem. Electrical safety certificate is available. For non-local buyers, a walk-through video (113MB) taken on 3/10/2023 is available. Council Rate: \$1989.38 (2023) Water Rate: ~\$960 (2023) Zoning Code: R15/25 (R25 in WA means an average site area of 350 m2 and a minimum of 300 m2 per dwelling). Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.