

2A Cabarita Road, Armadale, WA 6112



House For Sale

Friday, 10 May 2024

2A Cabarita Road, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 822 m2

Type: House



Jarrad Mahon
0894721606

From \$589,000

****FIRST HOME OPEN SATURDAY 10-10:20AM - First Available Viewing Time**** Here you have a fully renovated 3 bedroom, 1 bathroom home on a massive 822sqm green title block which includes building approval for a granny flat ancillary dwelling on the rear. Teeming with modern finishes and all the bells and whistles you don't normally see in Armadale, this is sure to make the ideal starting home or investment! As you drive up to the house you will notice the striking front facade which will make you proud to call this your property. No expense has been spared in this renovation with all the costly hidden things that usually bite you in your wallet being done- such as electrical, plumbing and fences totaling \$50k, all having been replaced. Unlike other renovations that just put lipstick on a pig, this house is back to being almost entirely brand new. See the extensive list of upgrades below. You have a good size lounge in the front, stunning kitchen in the heart of the home with adjoining meals on one side and a family room on the other. In the back there is 3 good size bedrooms centered around a fabulously well appointed bathroom. Outside you have a single remote garage with drive through access to rear, plans approved for a granny flat to add some great future income, large covered patio for entertaining and plenty of yard for the kids or pets to run around. Just a short walk to Cecil Andrews College and Challis Primary School and a short drive to the Haynes Shopping Centre and Armadale Central. Features include:-Freshly painted throughout.-Stunningly renovated kitchen with striking splash back, dishwasher recess, overhead cupboards and new appliances. -2 separate living areas with lounge in the front and living room in back.-Renovated bathroom with floor to ceiling tiles, new shower screen.-Robes to master and bed 2. -New hybrid flooring throughout. -2 new split system air conditioners to living area and master, and ceiling fans to secondary bedrooms. -Renovated laundry with new tiles, basin and wall cabinet-Top of the range Security system and screens on door and windows. -New ceilings & insulation.-New internal doors.-New curtains for all the windows.-Roof fully restored and painted. -Painted gutters & new down pipes.-New remote garage door. -New Electrical wiring/ lights/fans priced over \$15K-New Plumbing priced over \$20K-New fencing cost over \$15K Other details:-822sqm green title block.-Building approval obtained for 60sqm ancillary dwelling, plans available. -Expected market rent of \$630-660pw, currently vacant.-Council rates of \$1972pa, water rates of \$1004pa.Hurry along to make your start at the home open this Sunday because a property of this quality wont last long.****FIRST HOME OPEN SATURDAY 10-10:20AM - First Available Viewing Time****