

3/85 owtram road, Armadale, WA 6112



Sold Unit

Friday, 25 August 2023

3/85 owtram road, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 130 m2

Type: Unit



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Contact agent

Under Contract within a week from on the market! Thinking of buying or selling, Contact Lucy Deng from Aus Vision Realty Group. lucy@ausvisionrealty.com.au Best Presentation and Guaranteed Result! I have years of experience as a developer, I can arrange repairs and maintenance of your property for sales with no extra cost to present it perfectly, it is part of the selling service I offer. Please email or SMS Lucy Deng at 0435 961 829 to register your viewing and receive home open update! This home has been well maintained throughout with neutral color scheme and is presentation perfect. No work is needed and very easy upkeep. A long-term decent tenant is in place. Only one ordinary tenant is occupying the property and half of the time, he is working away from home. Routine inspections show the home is clean and looked after. Massive Master bedroom with sliding robes and ensuite. Open living area and a north facing back yard with surrounding trees creating a tranquil atmosphere. Features:

- Rear tranquil Villa in a small complex of 6
- 3 decent-sized bedrooms
- 2 Bathrooms and 2 toilets
- 2 Split system Airconditioning units
- Tandem parking can accommodate two cars
- Kitchen with quality gas cooktop, oven and rangehood
- Open plan kitchen/ dining/family area with access to the rear yard
- Front reticulated low maintenance garden
- Fully paved backyard

Location: 1.8 km to Armadale Train Station 1.3km to Armadale Shopping Centre 2.7 km to Neerigen Brook Primary School 3.5 Km to Haynes Shopping Centre Disclosure: Currently rented \$370/week, from Nov 30th 2023, rent increased to \$420. Recently renewed Lease from 31 Oct 2023 to 31 Oct 2024, excellent long-term tenant who looks after the property as his own. Council Rate: \$1415/year Water Rate: Circa \$979/year Strata Levi: \$240/Q Year built: 2007 Disclaimer: Although diligence has been taken, this information is provided for introduction purposes only and is based on information provided by the seller, and it may be subject to change. No warranty or representation is made as to its accuracy and interested parties should inspect the property and do their own due diligence to verify the information.