

**3/99 Owtram Road, Armadale, WA 6112**



**Unit For Sale**

Friday, 22 March 2024

3/99 Owtram Road, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 88 m2**

**Type: Unit**



Maggie Burke

**From \$319,000**

Would you like to create your own small world in an easily maintained 3x1 home with ample sized rooms and a chance to fill its courtyard and small garden with all the plants you love? Is it time to move on from spending your life working on a family home to enjoy a simpler, more satisfying and rewarding lifestyle? How about selling the lawn mower and letting go of the responsibilities demanded by a normal family residence. And if you want to lock the doors and travel the world knowing that all will be well at home, you may just do that. Perhaps now is time to design the life that suits you. In a home what more do you need apart from the winning combination of large lounge room, spacious kitchen/meals area, double sized bedrooms, plenty of storage space, a reverse-cycle aircon unit, ceiling fans throughout and a large private courtyard with a small garden area in which to enjoy the outdoors? Fall in love with this attractive, compact 88sqm home located in the highly regarded foothills of Armadale. A freestanding dwelling that is just over 1km from an expansive shopping precinct, doctors, dentist and other professional services, cinema complex, library, restaurants and cafes. Armadale hospital is only 2km away. Call Maggie Burke on 0419939110 to visit this charming residence with a view to join a community of like-minded people where you can get to know your neighbours, if you choose to do so, and pets are allowed. Strata fees: \$475.86 ea quarter Features: \*1986-built 3x1 on 271m<sup>2</sup> of land \*Double sized bedrooms \*Double built-in robes in 2 bedrooms \*Modern vanity \*Shower cubicle \*Separate toilet \*Large lounge room with appealing lighting \*Breakfast bar with stone bench \*Gas oven and cooktop \*Double pantry \*Laundry with double cupboard and sliding glass and security doors \*TV aerials in several rooms \*Split system aircon unit in main bedroom \*Ceiling fans in all bedrooms, lounge and dining rooms \*Double linen cupboard \*Laminate flooring in lounge room \*Vinyl wood-look flooring in kitchen/meals, bedroom and hallway \*Entertaining patio on 2 sides adding great undercover space \*Easy-care garden beds \*Garden shed \*Discreet washing line \*Remote lock up carport \*Gas instant hot water system Disclaimer: This information is provided for general information purposes only and is based on information available. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own enquiries.