

3 Gilbey Court, Camillo, WA 6111

House For Sale

Thursday, 22 February 2024



3 Gilbey Court, Camillo, WA 6111

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 878 m2

Type: House



Mark Grogan
0894959999

From \$489,000

Here's some seriously big block value! 878sqm block. We've got so much to love whether you're a home buyer or an investor; Three Bedrooms Two Living Areas One Bathroom Roller Shutters A little cul-de-sac street Close to schools Close to shops Close to day-care FAQs CAN I SUBDIVIDE IT? I'm not a town planner so I don't get to answer that question. The town planners at City of Armadale can tell you more. They're on (08)9394 5000 (ask for planning) BUT CAN I SUBDIVIDE IT? Like I said, I'm not the guy. But I can tell you this... It's an 878sqm block. The zoning is R15/25 and the minimum lot size for that zoning is 300sqm and the two lots must be an average of 350sqm each... $878/2=439$... so I'm pretty excited! IS IT TENANTED The house is vacant. Ready to go. Move in, rent it out. Your house. Your call! IS IT CONNECTED TO SERVICE Yes, mains power, gas and sewer. WHAT'S THE RENTAL APPRAISAL \$460-\$510 per week, after a good scrub. If you renovate it all... more than that. It depends how nice you make it! HOW MUCH ARE THE RATES? City of Armadale - Approx \$2100/year for 2024 Water Corp - Approx \$1100/year for 2024 CAN I COME AND SEE IT? Yes, send us an email and we'll confirm viewing times. We have a video walk-through if you can't make it in person. WHAT NEXT Hit the email agent button at the bottom of this webpage and we will be in touch with you to make a time to see it for yourself.