

**30A Galliers Avenue, Armadale, WA 6112**

**Professionals**

**Villa For Sale**

Wednesday, 6 December 2023

30A Galliers Avenue, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Andrew Byl  
0408925966



Jenn Ruggiero  
0477958845

## Offers above \$429,000

These beautiful survey strata villas are very modern and are positioned in the popular area within the golden triangle. All have the benefit of street frontage along with their own individual characters and are set in a small group of three. All with lovely long-term tenants who want to stay, this opportunity will provide a regular income for the lucky new owners. Each villa is being sold on an individual basis. Great features include:-  
- Lovely designs  
- Open plan kitchen, dining & family room  
- 3 bedrooms with ensuite in main bedroom  
- Split system air conditioning  
- Neutral colours throughout  
- Double lock up garage  
- Courtyard with patio area great for entertaining all paved  
- Low maintenance gardens  
- Fence at the front of each villa for added privacy  
- Each house plan is included in the add  
Perfect location close to public transport, shopping centres, food outlets, medical centres and parklands. Call TeamAJ today Andrew 0408 925 966 or Jenn 0477 958 845 as this is great buying. Please note: There will be no private viewings only the 2 scheduled home opens, due to all properties being tenanted. OPENING TIMES: Saturday 9th Dec 3 Badbury 10am - 1020am - 30A 1030am - 1050am 30B 11am - 1120am Monday 11th Dec 3 Badbury 4pm - 420pm - 30B 430pm - 450pm 30A 5pm - 520pm Recorded video walk throughs are available by texting the team via whatsapp only with the villa number A, B or 3 you would like to view. (All below are approximate only) No strata fees Built 2013 Council rates on each lot \$2,200 per annum Water rates \$950.00 per annum Current rental return 30A \$400.00 per week currently leased until May 2024 30B \$450.00 per week currently leased until May 2024 3 Badbury \$400.00 per week currently leased until May 2024