

# 31 Lensham Place, Armadale, WA 6112



## House For Sale

Tuesday, 28 May 2024

31 Lensham Place, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 708 m2**

**Type: House**



Ash Swarts  
0894959999



Ashton Dekker  
0894959999

**From \$549,000**

This is a great opportunity for any smart investor who wants to subdivide at some point! This property will be vacant at settlement and ready for a new tenant or a home buyer to move into. **INSIDE:**The home is very nicely presented and has a spacious living area and a kitchen with a nice outlook across the garden. The rooms are of a good size and the layout of the home is very practical. Three good size bedrooms and a master with large mirror sliding robe. **OUTSIDE:**The fully fenced backyard adds a sense of security and make it safe for the kids and pets to run around freely. The Massive outdoor patio sitting is an added bonus and is a great area for entertaining guests.**LOCATION:**Conveniently located in the sought after suburb of Armadale, close to schools, shops, parks, and public transport, this property indeed ticks all the boxes. Don't miss out on this excellent opportunity!**INVESTORS:** This is a great opportunity for any smart investor who wants to subdivide at some point. Set on a 708sqm, this R40 zoned block has alot of potential to retain and build. There is about 260sqm available at the rear. This property will be vacant at settlement. **PROPERTY PARTICULARS:** • Build Year: 1973• Block Size: 708 m2• House Size: 118 m2• Zoning: R40• Council Rates: \$2017pa• Water Rates: \$977pa• Rental Appraisal: \$540-\$570p/w (all values are approximated)