

34/113 Owtram Road, Armadale, WA 6112



Villa For Sale

Friday, 19 January 2024

34/113 Owtram Road, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 133 m2

Type: Villa



Andrew Hill Hill

0894952226

Low-mid \$400,000s

Welcome to 34/113 Owtram Road Armadale. How lucky am I?! I have just sold one of the best villa's I've ever listed in the Owtram Road complex and now I have a second ABSOLUTELY STUNNING villa to present to you! How lucky are you? This is your opportunity to purchase an amazing 3 bedroom 1 bathroom 2 WC's villa in this very sought after complex. If you missed out on the first one and you're kicking yourself, please do not make the same mistake again. The villa has an amazing street facade with a fabulous reticulated front garden to greet you. This gives you a taste of what is to come when you get to the backyard. Inside is jaw dropping with show home presentation throughout. The hub of the home is the seriously gorgeous open plan living area (see main photo). You would be forgiven for thinking this villa is in the hills with the leafy green backyard full of trees, shrubs and plants, for natural shade and a wonderful feeling of tranquility. Just sit back with a glass of red, listen to the birds and let the stresses of the day disappear. The property is ideal for downsizers, couples, first homebuyers or investors looking for something special in the Golden Triangle enclave of Armadale. Everything is close by, including schools, public transport, parks, open spaces and Armadale Hospital. Selling features of this amazing villa include: Rendered facade - Colourbond roof - Double remote garage - Fabulous reticulated leafy green front garden - Welcoming entrance - Stunning presentation - Large attractive master suite with plantation blinds, split system heating and cooling, built in robe and semi ensuite - 2 good size guest bedrooms both with double built in robes - Fabulous luxury semi ensuite bathroom with separate bath and shower including WC - Good size laundry with side access - 2nd WC - Large open plan living area - Corner kitchen with plenty of bench space, dishwasher, double pantry, gas hob, electric oven and large fridge recess - Designated meals and lounge /TV area - Amazing outlook to the leafy green backyard and entertaining area. ABSOLUTELY STUNNING! Other selling features include: Beautiful wood laminate floors throughout the thoroughfares - Easy on the eye decor - Double linen cupboard - 2 split system air-conditioners / heaters - Security system - Reticulation - Rear access from both sides of the villa - Storeroom. Plus more. Strata levies are \$303.24 and a reserve fund \$35.50 quarterly. No Viewings or offers prior to the first home open. If you can not attend the home open, please arrange someone to attend on your behalf. I look forward to presenting this gem to you. NB You may need to park in Rogers Lane and walk through. Follow the open signs.