

**35/121 Eighth Road, Armadale, WA 6112**



**House For Sale**

Wednesday, 3 April 2024

35/121 Eighth Road, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 213 m2**

**Type: House**



Ash Swarts  
0894959999



Ashton Dekker  
0894959999

## UNDER OFFER

\*\*\* CURRENTLY TENANTED at \$450 per week till June 2024, current market rental appraisal \$530-560 pw \*\*\*Set in a quality complex, this low maintenance home has 3 bedrooms and 2 bathrooms.INSIDE:This property offers spacious living areas with modern finishes. The open plan living and dining area is perfect for entertaining guests or relaxing with family. The modern kitchen is spacious and modern and boasts stainless steel appliances and ample storage space. The master bedroom includes a walk-in-robe and an ensuite for added luxury. The minor bedrooms are well-sized and offer built-in wardrobes for added convenience. The property also includes a second bathroom and two toilets for added convenience. OUTSIDE:A great outdoor space, with patio and courtyard area out the back to relax. The property features a double garage, and visitor parking available at the complex. INVESTORS:Currently tenanted at \$450 per week until June 2024. This offers a great investment, current market rental appraisal is already \$530-560 pw. This is a set and forget, easy-care investment. LOCATION:This is a convenient location. the property is close to schools, shops, and public transport. Armadale City Centre is minutes away and Haynes Shopping Centre is walking distance from your door , as is the Gym, Haynes Bar & Grill, and other stores.HOW TO VIEW: WALKTHROUGH video available on request. In person viewings available by appointment only. Please enquire on this property and we will be in touch to assist you with any questions you might have.PROPERTY PARTICULARS: • Build Year: 2010• Block Size: 213sqm• Living Size: 110 sqm• Zoning: R40• Water Rates: \$1031/pa• Council Rates: \$2073/pa• Strata Rates: \$244.86/pq• Rental Appraisal: \$530-560/pw(all values are approximated)