

35 Clarence Road, Armadale, WA 6112



House For Sale

Monday, 15 April 2024

35 Clarence Road, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 787 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

From \$549,000

A tidy house, ready to move in with great subdivision potential, one for homeowners or investors!**INSIDE:**This lovely 3 bedroom, 1 bathroom home has been well maintained and upgraded by its current owner. Enter through the living room from the carport, which has great natural light through the front windows, a gas heater and leads around to the kitchen. The kitchen is well sized and functional, with dishwasher, built-in pantry cabinet and looks through to the rear sunroom. Laundry also is adjacent and leads outside via a cute sheltered patio. The sunroom is a good size and offers more space for a living, games, study, etc. Master bedroom is well sized with a lovely feature light, all three bedrooms have built-in robes. Original jarrah timber flooring has been refurbished throughout, along with new window treatments. Bathroom is functional with access rails in the shower and full length vanity cabinet.**OUTSIDE:**The fully fenced backyard provides security and privacy, and a big double roller door powered shed offers great functionality and storage. A single carport at the front for sheltered convenient parking with direct access into the living room. Large established trees at the front create a great outlook. **INVESTORS:**Corner Lots this size are RARE AS HENS TEETH! Zoned R25/60 - qualifying for R40 - means this is possibly a three unit site, and the corner lot aspect provides great flexibility for planning design. Subdivision is subject to council approval, buyers must do their own due diligence. House will be vacant at settlement. Current Rental Appraisal is \$520-550/pw. There is a demand for tenants that are looking for properties like this one!**LOCATION:**Located in the sought-after suburb of Armadale, this property is conveniently close to the Armadale CBD offering a generous choice of retail shopping outlets, casual eateries, pubs, recreation and cinemas. Close access to public transport and schools.**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: 1970• Block Size: 787 sqm• Living Size: 97 sqm• Zoning: R25/60 (possible R40)• Council Rates: \$1,965/pa• Water Rates: \$990/pa• Rental Appraisal: \$520-550/pw(all values are approximated)