

**35 Cordelia Road, Armadale, WA 6112**



**House For Sale**

Tuesday, 21 May 2024

35 Cordelia Road, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 732 m2**

**Type: House**



Ash Swarts  
0894959999



Ashton Dekker  
0894959999

**From \$499,000**

Big blocks like this don't come on the market often! Coming in at a total of 732sqm, and with a house that is perfectly positioned to one side of the block, this site seems ideal for a retain and build. **INSIDE:** Welcome to this charming 3-bedroom, 1-bathroom home that has recently undergone an impressive transformation. Enjoy the fresh appeal of new floor coverings, blinds and paint. Climate control is a breeze with the inclusion of an air conditioner, ensuring year-round comfort. The generously sized bedrooms offer ample space, which is an added bonus. Large sun room and wood heater, providing just that bit of extra space that comes in so handy for anyone living in the property. **INVESTORS:** Situated on a spacious 732 sqm lot and backing onto public open space, this property presents an exciting opportunity for potential redevelopment. With easy side access, there is substantial potential to retain and build a second dwelling on at the rear of the lot. Alternatively, you have the flexibility to create a workshop or even install a granny flat to suit your preferences. Zoned R15/25. **LOCATION:** Close to schools, Sports Arena, and conveniently located to train and Armadale Shopping Centre. The area also has Fitness and Aquatic Centre, Hospitals and is located near parks. **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: 1975 • Block Size: 732 sqm • Zoning: R15/25 • Council Rates: \$1965/pa • Water Rates: \$977/pa • Rental Appraisal: \$520- \$550p/w(all values are approximated)