

36 Fifth Road, Armadale, WA 6112

CENTURY 21

Unit For Sale

Saturday, 2 December 2023

36 Fifth Road, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 207 m2

Type: Unit



Josh Brockhurst

EXPRESS SALE

CONTACT C21 TEAM BROCKHURST FOR UNIT NUMBER Hook yourself a great home with this sleek 3-bedroom, 2-bathroom villa. Positioned within a leisurely stroll to the bustling Forrest Road shopping hub and a stone's throw from the vibrant Armadale CBD, this residence is a stellar catch. Currently generating a solid return of \$420 per week with a fantastic tenant in place until November 2024, this property is not just a home; it's a wise investment. Step through the front door into a welcoming entrance hall adorned with polished wood-look floors, leading seamlessly into an open plan living area. Spaciously designed, there is plenty of room here to set up your lounge and dining. The well-appointed kitchen takes centre stage, offering ample storage with plenty of under bench and wall-mounted cupboards. The sunlit master bedroom offers a private retreat featuring a walk-in robe and an ensuite bathroom. Meanwhile, the two secondary bedrooms boast built-in robes and are serviced by a fully-equipped bathroom complete with a shower and a bath. Enjoy the freedom of minimal garden maintenance in the fully paved rear courtyard. It's an ideal spot to relax with your favourite cuppa, under the cosy alfresco that rests under the main roof. The double garage ensures hassle-free off-street parking, while a brick storeroom adds an extra layer of storage convenience.

FEATURES: * Combined living and dining with easy courtyard access. * Neat kitchen boasting ample built-in storage and a spacious pantry. * Master bedroom offering a walk-in robe and ensuite bathroom. * Built-in robes for both secondary bedrooms. * Well-appointed bathroom with a full-size bath and separate shower. * Covered alfresco under the main roof for year-round enjoyment. * Brick storeroom accessible from the rear courtyard. * Private courtyard, mostly paved with a touch of greenery. * Double garage providing convenient off-street parking.

THE EXTRAS: * Stylish chandeliers add a touch of elegance in the master bedroom and living space. * High-gloss timber-look flooring flows through the kitchen, living area, and bedrooms. * Internal laundry with easy access to the side courtyard. * Covered portico over the front door. * Split system, reverse cycle air conditioning ensuring comfort in the open-plan space. * Ducted air conditioning throughout. * Alarm system for your peace of mind. Situated within 250m of shops and medical services on Forrest Road, life here is designed for ease. Sports lovers will appreciate the proximity to Gwynne Park, hosting local clubs for football, tennis, and lawn bowls. A short drive lands you in the heart of Armadale, where a mix of well-known retailers, entertainment venues, cafés, restaurants, and local businesses await. Open by appointment only, don't miss out and call today to secure your viewing time!

For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

PROPERTY INFORMATION Council Rates: \$518.40 per qtr Water Rates: \$287.28 per qtr Strata Fees: \$247.68 per qtr Block Size: 207sqm Living Area: 111sqm approx. Zoning: R40 Build Year: 2008 Dwelling Type: Villa Floor Plan: Not Available Rent per week: \$420.00 Lease: November 2024

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