

363 Railway Ave, Armadale, WA 6112



House For Sale

Wednesday, 12 June 2024

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Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 1012 m2

Type: House



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Offers From \$699,000

For the first time since 2005, 363 Railway Avenue hits the market. This expansive 1012sqm block, zoned R15/40, boasts a 4-bedroom, 1-bathroom home with multiple subdivision options. Whether you choose to retain and build one or two additional homes, or demolish the current house to construct four new villas, the choice is yours (subject to council approvals). You also have the option to build a granny flat in the spacious rear yard, saving on approval costs - not to mention the internal of the existing front dwelling has recently been renovated throughout allowing for immediate, quality rental income while you explore your development options. Don't miss this rare chance to secure a fantastic property in a highly sought-after central location within the growing suburb of Armadale.

INSIDE Originally constructed in 1974, this updated and well-built brick home features four bedrooms, each with brand-new carpet and abundant natural light. The master bedroom, the largest, includes a spacious built-in robe. The bathroom and laundry are neatly presented, with the bathroom boasting fresh new tiles with a vintage charm, and the laundry is conveniently located off the kitchen at the rear. The updated kitchen/dining area serves as the heart of the home, featuring a modern and sleek kitchen with ample bench and storage space, overhead cabinetry, and an additional adjacent bench perfect for culinary needs. The generous living space at the front of the home is filled with natural light and includes a split system air conditioner for year-round comfort. Overall, the home is exceptionally neat and tidy, ready for an owner-occupier or an investor looking to lease to new tenants.

OUTSIDE Situated on a substantial 1012sqm block, the property's exterior includes a good-sized driveway with ample parking and a carport for undercover parking. The rear features a patio area overlooking the backyard, with the remainder of the block being open and ready for your vision. A small garden shed at the rear of the block is handy for tools and storage.

SUBDIVISION OPTIONS What an opportunity! With its coveted R15/40 zoning, this block presents diverse subdivision options. Refer to the professional photos and diagrams in the advertisement for a visual representation of your options (subject to council approvals). Whether you choose to demolish the existing home and create four individual lots, retain the front and build a large home at the rear, retain and build two villas at the rear, or retain and build an awesome granny flat at the rear the decision is yours with options galore! Prospective buyers are encouraged to conduct their due diligence with the City of Armadale Planning Department on 08 9394 5000 regarding subdivision regulations.

SUBDIVISION OPTIONS - NOTES FROM SELLER See low resolution overhead shot (on images of advertisement) of a development at 19 Tuck Street, Armadale which neighbours this property that is currently for sale. The same sellers of Railway Avenue own multiple properties and they carried out that development at Tuck Street themselves. This low resolution overhead shot gives a reasonable comparison to what could be done at Railway Avenue currently for sale as a retain and build triplex - being that both blocks are approx the same size, both R15/40 and the existing house sits in a similar spot on both blocks.

LOCATION Situated off Railway Avenue, Armadale, this block of land is in an amazing central location. Nearby amenities include Armadale shops, Armadale Train Station, bus stops, and good local schools, offering an attractive living environment.

INVESTMENT DETAIL The current home, rented out as is, is expected to achieve a return of approximately \$600 per week. We recommend conducting your own due diligence on this.

WHAT TO DO NEXT? If you are interested in viewing this unique opportunity, please get in touch. Don't miss out on this exceptional property in a prime location!

Property Code: 4390