

4 Sixty Street, Armadale, WA 6112

nascent
property co.

Sold House

Monday, 14 August 2023

4 Sixty Street, Armadale, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 322 m2

Type: House



Luke Langford
0493672956

\$457,000

Welcome Home to 4 Sexty Street, Armadale This spacious 2015 built 4-bedroom, 2-bathroom home combines low maintenance living, tasteful design, and an array of desirable features. Recently renovated kitchen, well-proportioned bedrooms, and high-quality floor covering throughout, this residence is an ideal choice for those seeking convenience and style. Adding to its allure is the enchanting, enclosed courtyard complete with a spa, which the sellers will include in the sale. Whether you envision a lock-up-and-leave lifestyle or a lucrative investment in the fast-growing Armadale area, this property is perfectly suited to fulfill your aspirations.

WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST:

- Fully secured with remote gate access, lock up double garage, alarm, roller shutters AND fully high-fenced.
- Locked up garage & extra storage nook. Garden shed.
- Ducted air conditioning throughout.
- High gloss tiles to Living areas & wood look laminate flooring to Bedrooms.
- Near new Kitchen with gas cooking, rangehood & dishwasher. Overhead & double-sided breakfast bar storage.
- Shoppers entry from Garage & extra storage zone to the garage
- Master Bedroom with walk in robe.
- Ensuite with vanity & glass screened shower recess.
- LED lighting throughout
- 3 minor bedrooms with built in robes & curtains. One bedroom with side access.
- Main Bathroom with vanity, shower & separate bath.
- Laundry with overhead storage, trough & side access.
- Heated, all weather covered spa area. Built in patio umbrella.
- Solar panels & overhead fan to master bedroom for energy efficiency.
- Foxtel connected.

LOCATION Nestled in a tranquil location on the fringes of Armadale's CBD, this address provides the perfect balance of serenity and accessibility. Situated just beyond the bustling city center, it offers a desirable retreat while remaining conveniently close. With an array of retail shopping outlets, cozy eateries, lively pubs, recreational facilities, and cinemas, the vibrant Armadale city center is a mere 5-minute drive away from the property, ensuring a wealth of options for entertainment and leisure.

OUTGOINGS
(approximate): Block: 322sqm Survey strata Age: 2015 build (approx.) Council rates: \$2000 (approx.) Water rates: \$1100 per annum (approx.)

ESTIMATED RENTAL RETURN Presently occupied by an outstanding tenant who pays \$450 per week until the 17/07/2023, This house has the potential to yield a rental income of \$500+ per week in the current market. It is an excellent option for individuals seeking a low-maintenance investment property, and the added advantage is that there are no strata levies associated with it! This immaculately presented home ticks all of the boxes for a fantastic family friendly home or the perfect investment. This one definitely won't last long in this market, so ensure you add it to your 'must view' list this weekend. To find out more about this property, you can contact agent Luke Langford on 0493 672 956 or luke@ascentpropertyco.com.au

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.