

# 4 Terrigal Way, Armadale, WA 6112

## House For Sale

Friday, 17 November 2023



4 Terrigal Way, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Melvin Singh  
0438458866

**From \$449,000**

Proudly presenting 4 Terrigal Way Armadale This is a fantastic opportunity to own a property boasting 708m<sup>2</sup> of prime land that has so much potential and so much to offer at an affordable price. Walking distance to Neerigen Brook Primary School Less than 3KM to train station and shopping centre which has fast food outlets, bank branches, pharmacy and so much more A variety of options awaits you & the choice is yours Invest Nest or Develop Invest -The property is presently tenanted on a periodic lease The tenants have been living there for 4 years and have expressed keen interest to discuss a new long term lease if an investor purchases the property Nest -Occupy this lovely home as your own Vacant possession on settlement can be provided Develop -Property has subdivision potential (Subject to WAPC & council approval) Rare opportunity to retain existing dwelling and potentially subdivide the rear Copy of potential subdivision concept as drawn by land surveyor has been included in the photos Summary of key features of the home -Solid 3 bed x 1 bath -Single undercover carport -2 Sheds -Drive through access from carport right into shed -Huge U-Shaped kitchen with plenty of bench and cabinet space -Large undercover patio -Split system aircon to lounge -Triple door pantry/linen storage in passage way -Separate WC -Main bathroom has shower/bathtub combination -Ceiling fans to lounge & all 3 bedrooms -Laundry with overhead cabinets and shelves -Open plan kitchen and dining Do NOT miss out!!! Property Code: 285