

4 Umina Place, Armadale, WA 6112



House For Sale

Wednesday, 13 March 2024

4 Umina Place, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 1

Area: 850 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

From \$549,000

HARDWOOD FLOORS • REFRESHED FINISH • SEPARATE STUDIO Situated on a cul de sac, a neat and tidy 3 bedroom, 1 bathroom home with separate office/studio and lovely layout and great backyard. **INSIDE:** The lounge room has street vantage and ceiling fan, with the walkthrough kitchen serving across the feature live-edge timber breakfast bar. The kitchen is updated with modern cabinets, overhead cabinets, dishwasher and microwave recess, stand-alone oven and gas stove. A sliding door accesses the patio and the dining room is located directly next to the kitchen with a sitting room and woodfire heater, with access back into the lounge room. The three bedrooms are all well sized with near new carpets, built-in robe and ceiling fan to the master room and ceiling fan to another. Bathroom is also updated with an attractive fit out. Lovely hardwood timber flooring throughout the home provides a desirable aesthetic and feel inside. A complete home water filtration system and ducted reverse cycle air-conditioning complete the features. **OUTSIDE:** Set on a large 805sqm block, the outside has a great A-frame patio with a good sized yard. There is a separate studio room behind the house and a garden shed for storage needs. A big orange fruit tree is loaded up and ready to ripen in due time! Solar panels keep running costs down. Security screens on all doors and windows provide great peace of mind. **INVESTORS:** Currently Zoned R15/25 this is a two unit site, savvy buyers will know that this is capable of subdivision - (Subject to Council Approval). The property is currently tenanted until April 24th at \$480 per week. The current rental appraisal is \$500-520 per week. There is a demand for tenants that are looking for properties like this one! **LOCATION:** Located in the sought-after suburb of Armadale, this property is conveniently close to the Haynes Shopping District and Armadale CBD offering a generous choice of retail shopping outlets, casual eateries, pubs, recreation and cinemas. Close access to public transport and schools. **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: 1973 • Block Size: 805sqm • Living Size: 123sqm • Water Rates: \$990/pa • Council Rates: \$1,965/pa • Residential Zoning: R15/25 • Rental Appraisal: \$500-520/pw (all amounts are approximated)