

40 Townley Street, Armadale, WA 6112

Sold House

Monday, 14 August 2023



40 Townley Street, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 329 m2

Type: House



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\$337,000

Nestled just a few doors down from the sprawling Gwynne Park, Armadale Arena and fantastic community sporting facilities, this charming 3 bedroom 1 bathroom brick-and-tile residence is as solid as they come and will make for the ideal first-home or an astute investment property, depending on your personal needs. The front-yard lawn area is nice and private, whilst soaring high raked ceilings grace a welcoming - and carpeted - lounge room, complete with a ceiling fan, split-system air-conditioning, a gas bayonet and a feature fireplace for further winter heating. Keeping conversation and meals separate is a tiled open-plan dining and kitchen area where a breakfast bar meets tiled splashbacks, over-head and under-bench cupboard space and a standalone electric-upright cooker. A light-filled bathroom services the sleeping quarters with its shower and separate bathtub. At the rear, a delightful paved courtyard encourages private outdoor entertaining, off both the laundry and dining spaces. This street-front gem also impressively sits very close to bus stops, Armadale Train Station and Armadale Shopping City, with restaurants, medical facilities, schools and major arteries all nearby for peace of mind. How convenient! Other features include, but are not limited to:

- Carpeted bedrooms - including a huge master
- Built-in wardrobes
- Separate laundry
- Down lights
- Feature skirting boards
- Security roller shutters
- Security doors
- Under-cover clothesline
- Single lock-up carport, with a high raked ceiling and access to the rear

Distances to (approx.):

- Gwynne Park Primary School - 850m
- Armadale Senior High School - 1.6km
- Armadale Shopping City - 1.6km
- Armadale Train Station - 1.4km
- Perth Airport (T1 & T2) - 28.1km
- Perth CBD - 34.6km

Water rates: \$955.66 p/a (approx.)

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.