

43 Sixty Street, Armadale, WA 6112



House For Sale

Wednesday, 3 April 2024

43 Sixty Street, Armadale, WA 6112

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 881 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

From \$589,000

BIG BLOCK ZONED R40 - Snap this up before its too late! **INSIDE:**This 4 bedroom house or 3 bedroom with second living space, needs some love to bring it up to its former glory. An open plan kitchen, dining and living area is the hub of the home. A reverse cycle airconditioner provides temperature control in this living space.**OUTSIDE:**The fully fenced backyard adds a sense of security and make it safe for the kids and pets to run around freely. Access the backyard along the side of the property with undercover parking, a shed and a large, grassed area, enjoy the fruit from the orange, lemon, avocado and loquat trees and grape vines. Strategically situated within close proximity to shops, schools, daycares and public transport, this location is ideal for first home buyers/young families and investors alike!**INVESTORS:**This is a FOUR unit site... but you could also look at retaining the front house and subdividing a battle axe block off the rear of the property, with the current house still sitting on a two unit site on the front. Please note, any subdivision is subject to council approval, and we encourage you to do your due diligence prior to purchase. What a fantastic opportunity for any investor to capitalise on this development opportunity. House will not be vacant at settlement. *** CURRENTLY TENANTED at \$350 per week until December 2024, current market rental appraisal for a four bedroom house is \$550-580/pw*****LOCATION:**Strategically situated within close proximity to shops, schools, daycares and public transport, this location is ideal for first home buyers/young families and investors alike!**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: 1972• Block Size: 881 sqm• Council Rates: \$1968/ pa• Zoned: R40• Water Rates: \$990/pa• Rental Appraisal Expectation: \$550-580 p/w(all values are approximated)