

**46 Angelo Place, Armadale, WA 6112**

**Professionals**

**House For Sale**

Friday, 3 May 2024

46 Angelo Place, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 787 m2**

**Type: House**



Andrew Byl  
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## UNDER OFFER BY TEAMAJ

An opportunity has become available for you to purchase this property in the very popular area of Armadale. Positioned in a quiet cul-de-sac in a well-established quiet street you will love the location and all it has to offer. Features include:- Separate entrance- Separate lounge room - Timber flooring throughout- Modern kitchen with small dining area- 3 bedrooms- Nice bathroom with recently new grouted shower- Evaporative air con- Single carport behind lockable gates- Double lock up garage separate to the main house- Enclosed backyard

The location of the home is within walking distance to the local schools, shops, train station, medical centers and parklands. With all of this on offer you will be asking yourself why has it taken you so long to take this opportunity to invest in Armadale. The property also comes with a tenant who is currently paying \$480.00 per week on a 12 month lease. Don't miss out on this fantastic opportunity to own a home in a great location. With a price guide of Offers above \$499,000, this property won't last long. Contact Team AJ Andrew 0408 925 966 or Jenn 0477 958 845 us today! PLEASE NOTE: Viewing is only available at home open. All below are (approximate only) Block size 787 sqm R 15/25 Built 1969 House size 97 sqm Land & Water rates \$3,500 per annum