

5/75 Church Avenue, Armadale, WA 6112



Villa For Sale

Friday, 1 December 2023

5/75 Church Avenue, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 106 m2

Type: Villa



Andrew Hill
0894952226

Low-mid \$300,000s

Welcome to 5-75 Church Avenue Armadale. Situated approximately 11 minutes walk to Armadale Shopping Centre via Commerce Road, This lovely 3 bedroom 1 bathroom 2 WC villa will tick a lot of boxes If you are downsizers, Investors or first home-buyers. Firstly! The location is central to everything including public transport, so you can walk to the shops, Gwynne Park, the cinema, schools, its all on your doorstep. NO NEED FOR THE CAR! Secondly but not least, the villa is part of a complex which is accessed from Church Avenue, however villa 5 is free standing and has its own street frontage facing Sixth Road and is nestled away behind a wall and gates for privacy. So If privacy is high on your shopping list then this villa is unbeatable. You certainly will not feel like neighbours are watching your every move. Once you are through the gates the easy on the eye brick and Colourbond villa has a super reticulated front garden with tall bushes that adds to the privacy. There is single carport but room for two vehicles parked in tandem. There is direct access to the laundry and the storeroom from here. Once inside the villa the living areas are to the right of the entrance and all bedrooms to the left on the side wing. The lovely kitchen overlooks the meals and TV / Living room so you do not miss out on the fun. There is plenty of bench space, cupboards, dishwasher recess, gas cooking built in pantry and split system heating and cooling. The laundry, second toilet and access to the carport is off the kitchen. The master bedroom has double built in robes as does one of the other guest bedrooms. The guest bathroom has a roomy shower and WC in situ and is semi ensuite to the master suite. There is a private paved patio area and the fixed washing line is attached to the storeroom wall. You will love the privacy this villa has to offer, yet you're close to all amenities. I look forward to showing this gem to you. NB: Please do your due diligence regarding the train line.