

5 Dawson Street, Armadale, WA 6112



House For Sale

Monday, 15 April 2024

5 Dawson Street, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 862 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

From \$549,000

SIDE ACCESS • POOL AND OUTDOOR LIVING • POWERED SHEDA complete home with great property features, in a central and convenient location!**INSIDE:**This 3 bedroom, 1 bathroom home has been well loved for many years. The lounge has street vantage and is adjacent to the updated kitchen, with plenty of cabinet space, overheads and stainless steel appliances. The master bedroom is large with a mirrored sliding built-in robe. Secondary bedrooms are well sized and the bathroom is conveniently located with vanity, bath and shower. **OUTSIDE:**The outside is where this property really shines. A large patio space is accessed via the laundry and has plenty of room for entertaining, especially with a great sized pool and undercover sitting area! Lights are tastefully placed around this area for a great evening atmosphere. A water tank is a great feature, and multiple garden sheds provide storage beyond the big 9x6m powered workshop. Front brick fencing provides fantastic privacy and security from the street, and encloses a nice front yard and secure parking behind double gates. Side access is available through the gates and carport on one side, and down the driveway to the workshop on the other side, which means this property also has flexible subdivision potential. **INVESTORS:**Almost 900sqm this is a HUGE block! Zoned R15/25 means this is a two unit site. Subdivision is subject to council approval, buyers must do their own due diligence. House will be vacant at settlement. Current Rental Appraisal is \$560-610/pw. 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 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: 1967• Block Size: 862 sqm• Living Size: 105 sqm• Zoning: R15/25• Council Rates: \$1,950/pa• Water Rates: \$1,018pa• Rental Appraisal: \$560-610/pw(all values are approximated)