

5 Sherbourne Way, Armadale, WA 6112

slp.

Sold House

Friday, 1 December 2023

5 Sherbourne Way, Armadale, WA 6112

Bedrooms: 2

Bathrooms: 1

Area: 700 m2

Type: House



Kelly Day

0451162519

\$360,000

Kelly Day from SLP is proud to welcome to the market this fantastic buying opportunity at 5 Sherbourne Way Armadale. This spacious 2 bedroom, 1 bathroom brick and tile property has been in the same family name since it was built in 1977 and as it requires attention it would be perfect for a renovator looking to take on a project. Situated on a large 700m² block with plenty of space to expand, this is a great investment opportunity with amazing development potential, waiting for the astute buyer. The seller would like the property to be sold on an 'as is, where is' basis and the seller invites any prospective buyers that wish to have a building/timber pest inspection, to do so prior to making an offer. The lot spans a generous 700 square metres, which means potential sub-division, subject to council approval - Buyers must do their own due diligence. There is the added bonus of rear lane access to the property via Frys Lane - Alternatively, you have the flexibility to create a workshop or even install a granny flat to suit your preferences. Property Details:- • Build Year: 1977 • Block Size: 700 sqm • Living area 95m² • Council Rates: \$1970/pa • Water Rates: \$1045/pa The home is conveniently located in Armadale's northern corner, within walking distance of Armadale Shopping Centre and Armadale Shopping City, making weekly shopping a breeze. Public transport is accessible along nearby Albany Highway and Armadale Road. Armadale Train Station is a short drive away. Local schools include Kingsley Primary School, Dale Christian School, Pioneer Village School, Armadale Primary School and Armadale Senior High School. Contact Listing Agent Kelly Day on 0451 162 519 to arrange a viewing. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.