

**6/25 Abbey Road, Armadale, WA 6112**

THE AGENCY

**Sold House**

Sunday, 13 August 2023

6/25 Abbey Road, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 206 m2**

**Type: House**



Amanda Dury  
1300243629

**\$325,000**

We are delighted to present this 3-bedroom, 2-bathroom residence situated within a secure, gated complex. Constructed in 2008, this property offers a low-maintenance and well-maintained living environment, ideally suited for both first-time homebuyers and astute investors. Upon entering, you will be graciously welcomed by the expansive living and dining area, providing seamless access to the outdoors. A split system air-conditioning system ensures comfort throughout the year, offering respite from the summer heat and warmth during colder seasons. Adjacent to the living space lies the well-appointed kitchen, featuring abundant storage options, an electric oven, a gas cooktop, and ample countertop space. Continuing down the hallway, you will find additional storage provisions, a master bedroom with an ensuite, a second bedroom, a well-appointed bathroom, and a freshly painted laundry area, equipped with plentiful shelving for your storage requirements and convenient outdoor access. The property also boasts a well-designed, low-maintenance courtyard, offering a serene retreat, and a supplementary storage room for added convenience. Nearby Amenities: 700m to Armadale Train Station 1.7km from Armadale Shopping city 1.35km to Armadale primary School 2km to Armadale Senior High School Property Information: Land size: 206sqm Year Built: 2008 Currently Tenanted at \$365 per week until 24/08/2023. Council Rates: \$2000 pa (approx) Water Rates: \$963.41 pa (approx) Strata Levies: \$400 pq (approx) Call Saffron Marche on 0424 241 151 or Amanda Dury on 0417 985 190 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.