

6 Clybucca Place, Armadale, WA 6112



House For Sale

Tuesday, 9 April 2024

6 Clybucca Place, Armadale, WA 6112

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 708 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

UNDER OFFER

Four bedroom property on big 708sqm block! **THE HOME:** This four-bedroom home is ready for new occupants, and will be vacant at settlement. Featuring Solar Panels, roller shutters, and situated on a quiet cul-de-sac street, this property ticks lots of boxes for home owners or investors. A well sized lounge at the front with kitchen and dining area leading to the large patio outside. Bedrooms are all well sized with carpets and built in robes to three. Bathroom has been renovated, as well as two split systems and a new patio as well. Large double carport and side access through to the garden shed, and a fully fenced back yard.**INVESTORS:** Zoned R15/25 means this is a two unit site. Subdivision is subject to council approval, buyers must do their own due diligence. Property will be vacant at settlement. Current Rental Appraisal is \$520-550 p/w. There is a demand for tenants that are looking for properties like this one! **LOCATION:** Located on a cul-de-sac street, the owners have enjoyed living at this property for many years! Walking distance to Challis Primary school and public transport. **HOW TO VIEW:** This property is available to view by appointment only. Please enquire on this property and we will be in touch to book your viewing. Walkthrough Video is available on request. **PROPERTY PARTICULARS:** • Build Year: 1974 • Block Size: 708sqm • Living Size: 110sqm • Water Rates: \$1,018/pa • Council Rates: \$2,017/pa • Rental Amount: \$520-550pw • Zoning: R15/25(all amounts are approximated)