

6 Prout Road, Armadale, WA 6112



House For Sale

Friday, 24 May 2024

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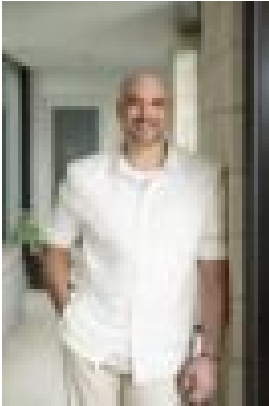
Bedrooms: 4

Bathrooms: 1

Parkings: 8

Area: 1171 m2

Type: House



Thomas Bale
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Marie Staniland
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All Offers Presented

THE FEATURES YOU WILL LOVE Offered for the first time in seventeen years, this family home was built with space in mind. A large, spacious home that's equally impressive sited across the oversized block, offers four bedrooms, two different living zones and a highly functional floorplan, this home is bursting with space and versatility. Set behind a large brick boundary fence with double gates, it's the ultimate lock up and leave. Nestled on a low maintenance block in a sought after location, this home is perfect for families, downsizers and/or the savvy investor, this home should be on your radar! Subdivision capabilities (zoned R15/25) allow a distinct opportunity of development, building, or maintaining the original home and building to the rear.* Subdivision is subject to approval by relevant authorities and buyers are encouraged to conduct their own due diligence.

- Four bedrooms
- One bathroom
- Two living areas
- Extensive storage
- Mature trees
- Potential to subdivide

THE LIFESTYLE YOU WILL LIVE Situated within walking distance to Armadale Senior High School as well as short proximity to major shopping centres, and parks, it's a convenient and family friendly location with everything at your fingertips. Within close proximity to Armadale Recreation Centre, Armadale Train Station and Gwynne Park, walking the dog will become super convenient. Armadale offers residents a selection of desirable amenities all within proximity to alleviate the stress of a busy families every-day life.

THE DETAILS YOU WILL NEED Council Rates: \$1,971.67 per annum (approx) Water Rates: \$1,127.27 per annum (approx) Zoning: R15/25 Land Area: 1,171m² Build Area: 148m² Please note that the property is being sold "As Is" For further details please contact Exclusive Selling Agent Thomas Bale from Mi Casa Property Boutique on 0406 403 888. Disclaimer: Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.