

66 Williams Rd, Armadale, WA 6112



Sold House

Wednesday, 3 April 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 427 m2

Type: House



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\$516,500

*****UNDER OFFER BY BEN MATHEWS - THE MATHEWS TEAM - 0488 997 018*****Are you in search of a delightful, low-maintenance 3-bedroom, 1-bathroom home nestled in Armadale's best location? Look no further! This property is neat as a pin, having been updated and well maintained over the years. You have excellent lock-and-leave convenience, plus being situated in close proximity to the highly sought-after suburb of Seville Grove (literally within a stones throw away) this property boasts a plethora of appealing features. Presently tenanted with the lease ending on the 23/04/2024 managed by our business Rodway Group (currently rented below market rates), this property offers potential being due for increased rental returns after the lease ends. With the option to either negotiate a new lease at market value with the same resident or secure a new tenant, this fantastic property has the potential to yield approximately \$550 per week conservatively. Alternatively, if you prefer to make it your own, vacant possession is also available at settlement, see "investor details" section below for specifics.

INSIDEStep inside to discover a meticulously maintained 3-bedroom, 1-bathroom home, originally constructed in 1975 and tastefully updated over the years. The heart of the home lies in its seamlessly flowing living/dining/kitchen areas. The kitchen boasts ample bench and storage space, complemented by overhead cabinetry. The living area is equipped with air conditioning and is bathed in natural light through large windows. All three bedrooms are generously sized, with the master featuring a spacious built-in robe and split system air conditioning for optimal comfort. The neat and tidy laundry, main bathroom, and toilet complete the indoor layout.

OUTSIDEOutside, the property offers a well-maintained yard with freshly mulched garden beds at the front. The rear features a spacious alfresco area accessible from the dining room, providing a seamless indoor-outdoor transition. Additionally, a charming strip of grass on the side of the home offers an ideal play area for children or pets. With a total block size of 427sqm, situated on a corner block in a desirable Armadale pocket, this property is sure to impress.

INVESTOR DETAILExpect a rental return of \$550 per week in the current market conservatively. Please do your own due diligence. The existing tenant is currently paying below market rates with a lease agreement through Rodway Group ending on the 23/04/2024, so you have the option to offer a new lease with updated market rates to the existing tenant or install a new tenant as you see fit. Alternatively if you are an owner occupier - vacant possession is available at settlement. **IS IT ABLE TO BE SUBDIVIDED?** With the specific zoning in place and being located on a corner block you have options here! Contact The City Of Armadale for details however we understand that there are options for future development should you wish to demolish the existing residence and create 2 x blocks (subject to all relevant council approvals). Please do your own due diligence on this situation to verify independently. **LOCATION**Enjoy the convenience of a corner block location just footsteps away from the highly sought-after family friendly suburb of Seville Grove. Benefit from easy access to local schools, shops, and public transport, fulfilling all your daily needs effortlessly.

WHAT TO DO NEXTWe invite you to enquire or give us a call to learn more about this exceptional opportunity. Don't miss out on securing your slice of Armadale living at its finest!**Property Code: 4348**