

**68 Armstrong Road, Wilson, WA 6107**



**House For Sale**

Tuesday, 9 April 2024

68 Armstrong Road, Wilson, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 408 m2**

**Type: House**



Jannine Blum  
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Vicki Rizo  
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## AUCTION - Saturday 27 April at 10am

So many options and potential with this three bedroom, one bathroom, single storey green titled home on 408m<sup>2</sup> of prime real estate featuring original jarrah flooring, lead light doors into the main living area, a modern kitchen, separate laundry, a large activity room, all in a fantastic location conveniently situated on a great street between the new Nido Early School and Wilson Primary School, this the perfect family home or investment with options to rent 'as is', renovate to live in or demolish and build! The contemporary kitchen is a welcoming room upon entry, open plan along with dining which leads through double doors into a great size living area with plenty of natural light, a great size laundry with good storage and WC, leading into a huge activity room which could be utilised in a number of ways! Three good size rooms all feature fitted robes and a family bathroom with a bath and separate shower. At the rear of the home you will find an enclosed back yard offering a safe space for children or pets to roam which is undercover for your all year round BBQs. Features include: • 3 bedrooms all with fitted mirrored robes • Bedrooms 1 and 2 feature split system a/c • Split system air-conditioning • Open plan kitchen and dining • Main living area • Laundry with ample storage and separate WC • Large activity room • Family bathroom with bath and shower • Secure enclosed single garage with electric roller door • Split system air-conditioning • Jarrah flooring • Grassed outdoor area at the front • Back yard is covered and brick paved • Green titled • 409m<sup>2</sup> zoned R40 LOCATION (approx. distances) • Wilson Primary School - 50m • Rehoboth Christian College - 600m • Centenary Park - 1.1km • Curtin University - 2.9km • Waterford Plaza (Coles, pharmacy, cafes, restaurants etc) - 2.9km • Westfield Carousel - 3.4km • Perth CBD - 11km • Easy access to Manning road and Leach highway In order to assist buyers with (what can be) a frustrating market, the seller has decided to provide all interested buyers with a completely transparent opportunity to purchase and will be taking the property to auction on Saturday April 27th. For further information, including rental appraisal and floor plan, auction contract, please contact Jannine Blum on 0403 058 167 or Vicki Rizo on 0487 244 089 or send an enquiry today. \*Disclaimer: Ray White South Perth have in preparing this advert used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Reference to a school does not guarantee availability of that particular school. All distances are estimated using Google maps. Prospective purchasers should make their own enquiries with the relevant authorities to verify the information contained in this advert. ALL boundary lines and size on imagery is APPROX only.\*\*