

7/13 Devonshire Terrace, Armadale, WA 6112

CENTURY 21

Villa For Sale

Wednesday, 3 January 2024

7/13 Devonshire Terrace, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 214 m2

Type: Villa



Josh Brockhurst
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From \$389,000

This solid 3-bedroom, 2-bathroom villa offers a perfect blend of comfort and style, with a street front outlook and the convenience of garage parking at the rear. Accessed via the common property driveway, the configuration of the parking arrangements in this modern villa ensures ease of living. Situated within walking distance to local shops on Forrest Road and moments away from the Gwynne Park sporting oval, this property is perfectly positioned for an active lifestyle. Ideal for both first home buyers, downsizers and savvy investors, this villa comes with a tenant on lease until early March 2024, currently paying \$350 per week. The well-designed layout ensures comfortable accommodation, with modern bedrooms that cater to your every need. The master bedroom is a treat, featuring a reverse cycle air conditioner, walk-in robe, and an ensuite bathroom. The secondary bedrooms come equipped with built-in robes, adding a touch of organisation and convenience to your daily life. The second bathroom, complete with a separate tub and enclosed shower, caters perfectly to families with young children. The heart of this home lies in its open plan living area, where the family room, dining, and kitchen seamlessly meld into one generous living space. Enjoy year-round comfort with reverse cycle air conditioning and a gas bayonet point, while the modern u-shape kitchen, equipped with gas cooking appliances, caters to your culinary desires. Step outside to the undercover courtyard, extending your living space into the backyard surrounded by low-maintenance gardens, offering the ultimate lock-and-leave lifestyle. Security grilles on windows and doors provide added peace of mind, allowing you to embark on life's adventures with ease. Don't miss the chance to make this meticulously crafted villa your own. Whether you're looking for a first home or a smart investment, this property is a rare find. Act now to secure your piece of comfort and convenience!

FEATURES:

- * Master bedroom with reverse cycle air conditioning for personalised comfort.
- * Ample storage with a walk-in robe for the master and built-in robes in all bedrooms.
- * Two modern bathrooms, with the main featuring a separate shower and bathtub.
- * Open-plan living and dining, complete with reverse cycle air conditioning and gas point.
- * U-shaped kitchen with stainless-steel gas cooking appliances for style and functionality.
- * Outdoor entertaining in the easy-care undercover courtyard.
- * Convenient storage shed for your belongings.
- * Convenient double, remote garage with shoppers' entrance to the rear of the home.
- * Gas hot water system.
- * Neutral colour palettes offering a timeless and welcoming ambiance.
- * Enhanced security features with grilles on all windows and doors.

For more information and inspection times contact: Agent: Josh Brockhurst
Mobile: 0410 490 198

PROPERTY INFORMATION
Council Rates: Not Available
Water Rates: \$282.88 per qtr
Strata Fees: \$228.14 per qtr
Block Size: 214sqm approx.
Living Area: 96sqm approx.
Zoning: R40
Build Year: 2006
Dwelling Type: Villa
Floor Plan: Not Available
Rent per week: \$350.00
Lease: 4 March 2024