

**7/297 Railway Avenue, Armadale, WA 6112**



**Unit For Sale**

Saturday, 2 March 2024

7/297 Railway Avenue, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Wayde Holtom

**From \$389,500**

Armadale listed by The Sydney Morning Herald on 1 March 2024 as #1 in the top 10 Perth areas with the highest 12-month value growth. In a Perth market “not seeing any signs of a slowdown”.<https://www.smh.com.au/property/news/armadale-leads-the-charge-as-perth-property-prices-hit-another-high-in-february-20240229-p5f8r2.html> Positioned ideally in a location where public transport, shopping centers, shops and schools are easily accessible. Fantastic opportunity to own an impressive corner strata title block of 238m<sup>2</sup> with an attractive four-year young home. Features:-LOW STRATA LEVIES-Lot Size 238m<sup>2</sup>-3 bedrooms with floor to ceiling, mirrored built-in robes-Master bedroom with en-suite-Main bathroom with separate shower & bath tub-Spacious modern kitchen with gas stove top & space for dishwasher to be installed, plus pantry-Open plan dining & living areas extending outdoors to your undercover alfresco area-Ducted evaporative air-conditioning throughout-2 car garage with massive storage space-Outdoor alfresco area extending your living -Separate laundry, separate WC off laundry-Low maintenance outdoor areas, gardens reticulated-Beautifully tiled throughout kitchen & living areas (carpeted bedrooms)-Family living area flowing out to rear paved alfresco surrounded by lovely lawn and garden- Access in to home through garage This is an excellent entry level home for first home buyers, downsizers with enduring appeal for investors. Available for investors or live in owners, current tenants on periodic lease. Currently renting for \$450 per week (potential for higher rent) STRATA LEVIES Administration Levy \$138.60 per quarter or \$554.40 per annum Reserve Levy \$Zero Approx. Per Annum Council Rates \$1,073.06 Water Rates \$1,020.18 Please call or email Wayde Holtom to confirm attendance to an advertised viewing or to make a private appointment to view. With thanks from the Team at BOSS Real Estate