

7/3 Netley Place, Armadale, WA 6112



House For Sale

Tuesday, 23 April 2024

7/3 Netley Place, Armadale, WA 6112

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 125 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

From \$299,000

Well presented and well maintained villa located with street frontage, this low maintenance home has 2 bedrooms and 1 bathroom. **INSIDE:** This property offers a big open plan living and dining area is perfect for entertaining guests or relaxing with family. Reverse cycle air-conditioning provides climate control, no matter the weather. The kitchen is roomy and boasts stainless steel appliances, overhead cabinets and a breakfast bar. The master bedroom includes a built-in-robe, with both bedrooms well sized with new carpet flooring. The bathroom is updated and the entire home has a fresh coat of paint. **OUTSIDE:** A great outdoor space, with patio and courtyard area out the back to relax, with a garden shed for storage. The property features a carport at the front with direct entry to the home, and visitor parking is available at the complex. **INVESTORS:** House will be vacant at settlement. Current Rental Appraisal is \$390-420/pw. There is a demand for tenants that are looking for properties like this one! This is a set and forget, easy-care investment. **LOCATION:** Located on a quiet cul-de-sac in the sought-after suburb of Armadale, this property is conveniently close - walking distance! - to the Armadale CBD offering a generous choice of retail shopping outlets, casual eateries, pubs, recreation and cinemas. Close access to public transport and schools. **HOW TO VIEW:** Walkthrough video available on request. In person viewings available by appointment only. Please enquire on this property and we will be in touch to assist you with any questions you might have. **PROPERTY PARTICULARS:** • Build Year: 1978 • Block Size: 125sqm • Living Size: 68 sqm • Zoning: R15/60 • Water Rates: \$862/pa • Council Rates: \$1,915/pa • Strata Rates: \$770/pq • Rental Appraisal: \$390-420/pw (all values are approximated)