

# 7/44 Seventh Road, Armadale, WA 6112

## House For Sale

Monday, 1 April 2024

7/44 Seventh Road, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 236 m2

Type: House



Aman Singh  
0430883582



Jay Singh  
0430883582

## End date sale (UNLESS SOLD PRIOR)

**\*\*The owner will Lease Back the property for 6 months at market rate rent\*\*END DATE SALE - All offers are to be presented before 6:00pm Fri 19th April 2024. (The seller reserves the right to accept an offer prior to the Fixed Date Sale date, without prior notice.)** Looking for an ideal investment or perfect first home then look NO further, Aman Singh from The Best Realty Group presents 7/44 Seventh Rd, Armadale to the market, welcome home! Just a short walk to the nearest bus stop, Local shops & Armadale Shopping precinct, this home is perfect for the busy younger couple that's looking for a home to lock up and leave. This park-front quiet tucked away unit is designed for young families, downsizers, or investors with a potential rental income of \$500-\$550 per week. The floor plan of this property is well-thought-out delivering a neat and tidy home allowing plenty of space for everyone. Other Features:-- Block: 236m<sup>2</sup>- Additional Car space for visitors- 3 generous bedrooms, 1 bath & 1 Car Garage- Front Covered Patio- Split system air-conditioning- Modern-style kitchen with stainless steel appliances- Private rear courtyard with covered Patio- Next to Park & Bus Stop- STRATA Fee - \$800 Per Year (Strata is managed by Property Owners/Residents)\*Rental Appraisal - \$500-\$550 per week\*There are just too many quality items to list, this property is a Must View! Get in touch with Aman Singh at 0430 883 582 to schedule an inspection. HURRY as this WON'T last LONG!!! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.