

# 7/68 Fifth Road, Armadale, WA 6112



## House For Sale

Friday, 3 May 2024

7/68 Fifth Road, Armadale, WA 6112

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: House**



David Snell

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**From \$279,000**

This super stylish unit is your perfect starter home or investment gold mine! Light bright and beautiful 61m<sup>2</sup> of living Street front with verge parking and a fenced off yard with an amazing garden outlook and a place to relax under the pergola. Although it's in Strata Group the feeling and ambience is something totally different! 10 reasons to buy this house:

1. Freshly painted, immaculately presented
2. Access to your own personal backyard
3. Street frontage unit
4. Brilliant existing tenant, keen for new lease
5. Rental yield of 7.68% based on market rent \$414 per week (RP DATA)
6. Bus stop on your doorstep just metres away
7. Climate control through 2 reverse cycle air conditioners and 2 fans and heating in the bathroom
8. Top security with security screens on windows, security mesh doors front and back and 2 wired sensor lights
9. Parking galore with ample verge parking
10. Super location, 1.2 km to the Armadale precinct shops and 1.8km to the train station

Council Rates \$1,960 approximately  
Water Rates \$880 approximately (water use included in strata)  
Strata Fees \$494.13 bi monthly (including reserve fund)  
Built 1977  
Garden shed included  
NBN Available  
Nearest Bus Stop 20m  
Armadale Shopping Precinct 1.2km  
Armadale Train Station 1.8km