

72 Tijuana Road, Armadale, WA 6112



House For Sale

Tuesday, 7 May 2024

72 Tijuana Road, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 731 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

From \$559,000

This fantastic family home features three bedrooms, one bathroom and two living spaces in a well presented package. **INSIDE:**A lovely living room at the front welcomes you into the home, while an open plan living space behind looks out to the backyard. Kitchen to one side is well equipped, with stainless steel appliances, breakfast bar and a built-in pantry. The master bedroom is a great size, with walk-in robe. The secondary bedrooms are well sized with built-in robe shelves. Bathroom has a bath, large shower and vanity. Ducted air-conditioning system is great for climate control. A large studio room in the backyard offers opportunities for games, arts and craft, or storage. **OUTSIDE:** Sitting on a 731sqm, fully fenced block, the house has great privacy and security. Carport at the front for undercover parking, with a large undercover workspace behind. A full length alfresco is a great entertainer's space overlooking the backyard. **INVESTORS:**House will be vacant at settlement. Current Rental Appraisal is \$550-580/pw. There is a demand for tenants that are looking for properties like this one! This is a set and forget, easy-care investment. Zoned R15/25 this is prime lot for subdivision (subject to council approval). **LOCATION:**Conveniently situated within proximity to Armadale CBD and Haynes Shopping Centre, schools, daycares and public transport, this location is ideal for first home buyers/young families and investors alike! **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: 1994• Block Size: 731 sqm• Living Size: 117 sqm• Zoned: R15/25• Council Rates: \$2,068/pa• Water Rates: \$1,031/pa• Rental Appraisal Expectation: \$550-580/pw(all values are approximated)