

8/40 Fifth Road, Armadale, WA 6112

Unit For Sale

Monday, 15 April 2024



8/40 Fifth Road, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Nikki Varga

0419956944

UNDER OFFER!

Nikki Varga is delighted to present to the market 8/40 Fifth Road, Armadale. Located in an immaculate well-run complex with a sought-after strong community spirit and ideally located close to all amenities including several schools and an exceptional daycare, this 3-bedroom, 2-bathroom home that is presented at the highest of standards will tick all the boxes. With a potential rent return of approximately \$550-\$580 per week, you cannot go past this rare buying opportunity.

WHAT YOU WILL LOVE:- Freshly painted throughout- New flooring to main living areas and high-end quality carpets to all bedrooms- 3 Bedrooms, all with robes- Main bedroom with reverse cycle air-conditioning unit- 2 Bathrooms, ensuite and main bathroom with separate shower and bath- Spacious open plan living area combining kitchen/meals and family with reverse cycle air-conditioning unit (installed approximately 4 years ago)- Well appointed kitchen with spacious pantry, double size fridge recess, oven, gas cooking and stainless steel rangehood, double sink and shelving for extra storage- Laundry with overhead cupboards- Low maintenance rear paved alfresco area under with additional storage area and shed- Double garage with automatic door and shoppers entrance to main house, garage door motor only a couple of years old- Gas hot water system and alarm system

WHAT YOU NEED TO KNOW: - Solid brick and tile home built in 2008 on 255sqm strata title block- Council Rates: approx. \$1,972.53- Water Rates: approx. \$1,037.16- Strata fees \$350.05 per quarter, includes building insurance as well as common property insurance and maintenance- Rent return potential, approximately \$550-\$580 per week

Act fast to avoid missing out, contact Nikki Varga today on 0419 956 944.

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.