

# 811 Armadale Road, Forrestdale, WA 6112

THE AGENCY

## House For Sale

Friday, 5 April 2024

811 Armadale Road, Forrestdale, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1702 m2

Type: House



Tom Mischczak  
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## | UNDER OFFER - MULTIPLE OFFERS |

Tom Miszczak from The Agency has the pleasure in bringing this outstanding opportunity to the Western Australian property market. A large 1701sqm land holding with a rock solid home backing onto both the Mahala Land Estate and next to the Solaris land estate and currently under development application to create a supersite along with the neighbouring properties. Just look at what's happening around and then see how this area could look in the future. Under the proposed plan (Subject to council approval), a road to the rear will create 2 street frontages and then the potential to create 8 lots in future also. In the meantime enjoy an outstanding rental return from the existing site. Located in one of WA's fastest growing areas and with Armadale, which enjoyed the highest % of growth in prices in Australia, this location could be the golden ticket to your next investment dream. Rental Estimate - \$650 per week Features include:- 3 Bedrooms- 1 Bathroom- 2 Car Parking- 1702sqm Green Title Block- New Flooring Through-out- New Paint Through-out- Reverse Cycle Air-Conditioning- Gas Cooking and Oven- Open Plan Living- Large Bedrooms- Council Rates approx \$2100 pa- Water Rates approx \$405 pa The home itself has been refreshed and is ready to live in or rent out from day one. The open plan living space enjoys great natural light and will be enjoyed by families for years to come. The kitchen is a well designed space with good bench and storage space and looks out onto the alfresco patio and vast land holding to the rear. The bedrooms towards the rear of the home all enjoy new carpets and paint and the main bedroom has its own air-conditioner for comfort. The main bathroom with separate shower and bath sits adjacent and has a separate toilet for convenience. With areas such as Harrisdale, Treeby and New estates over the back fence, surround yourself by some of the quickest growth areas. For more information contact your REIWA award winning agent - Tom Miszczak on 0400 217 162 Buyers are encouraged to do their own due diligence regarding future development potential. 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.