

# 9 Fountains Court, Armadale, WA 6112



## House For Sale

Thursday, 14 December 2023

9 Fountains Court, Armadale, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 705 m2

Type: House



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**From \$549,000**

Placed on a huge 705m<sup>2</sup> block, zoned R15/60 - this property presents you with a fantastic opportunity to secure a home with enough space for the whole family - or equally to purchase a brilliantly located investment property with great development potential in the foothills of the Darling Scarp. With four large bedrooms, two-bathrooms and multiple living areas, spread over 178 square metres of internal build space, this home presents a classic and substantial home ready for you to enjoy. Will you lease out (the tenants are currently on a fixed term lease until Feb 2024)? Will you live in and renovate? Will you develop using the R15/60 zoning to its full triplex potential? Other excellent features of this home are the large backyard with paved area, multiple sheds, direct park access via a gate, and rear patio. There is a lot to love about this home, in an incredibly positioned location close to schools, shops and backing on to a park - make sure that you don't miss out!

**Property Highlights:-** Four-bedroom, two-bathroom home- Built in 1977- Brick and tile build- 705 square metres land size- 178 square metres internal size- Zoned R15/60- Multiple living spaces- Separate study - could be turned in to a 5th bedroom!- Large main bedroom with ensuite- Ceiling fans to bedrooms, in-wall air-conditioning unit- 7 panel solar-panel set up on roof- Solar hot water system- Established gardens to front and rear- Secure carport area plus undercover parking

**Investor Summary:-** This property is currently tenanted on a fixed term lease until Feb 2024 for \$520 per week- Market rent for 9 Fountains Court is approximately \$580 per week- Based on a purchase price of \$550,000 and market rent, the estimated rental yield for this property is 5.5%- HouseSmart Real Estate is highly active within Armadale and the surrounding areas, and can provide high-quality property management services throughout the duration of the tenancy and beyond.- This property is currently zoned R15/60 with potential for subdivision under the higher zoning, subject to council approval. Due to the lot size and lot width, it is likely that R40 is the highest zoning able to be accessed - which would result in a potential triplex site based on the current total lot size and minimum average lot size at R40. We recommend checking subdivision plans with the City of Armadale. All buyers are encouraged to do their own due diligence here with the City of Armadale to understand the development potential of this block.

The potential that this home enjoys is visible from the front - with plenty of space inside and out. Park your car either on the driveway, undercover in the carport area, or drive through to the secure carport area with roller door, partially enclosed by brick. To the front of the home, there is a large lawn area, as well as established gardens brightening up the area. This well-maintained front of the home makes for a welcome entrance as you walk towards the front door and step inside. To the interior of the home, you are welcomed into the front living area which is a great place to come and relax with your friends and family. There are multiple living areas throughout the home so everyone can have their own place to relax and have privacy. To the right of the living area you will find the minor bedrooms, or through to the left you have the kitchen and other living areas. The kitchen is centrally located and a fair size, with plenty of room for all your appliances and kitchen-wares. Will you make use of the stainless-steel sink, electric-oven and cooktop, or will you gut and install a brand new kitchen to your inner-chefs-hearts content? Light streams in plentifully via two windows, frosted glass to the front living area and two skylights in the ceiling. For cooking up your favourite meals, this is the place to do it! Next to the study and dining area you will find the family room. Put down a couch here, TV set, or use it as a games room and you are good to go! There is a sliding door here so you can step out to the backyard for easy indoor/outdoor entertainment. The main bedroom can be found towards the rear of the home, next to the family room. This bedroom is the largest of the four, although all are well sized. The main bedroom enjoys an ensuite bathroom complete with vanity, shower, and toilet. The room also has a sliding door with access out to the backyard. All the bedrooms feature ceiling fans, and the second bedroom has full height mirrored built in robes - excellent for storage. Brilliantly positioned next to Sanctuary Lake and Minnawarra Park - this location shines with the true privilege of having no back neighbours at all. Instead, step through your own private gate into parkland, adorned with green grass, trees and a lake, plenty of birdlife, and well-maintained gardens. This is the perfect place to come for a morning walk or afternoon stroll with your friends and family. The walking paths provide a great place to get some outdoor exercise, and the paths are positioned well away from your fence as to provide some more privacy to you. From your backyard you can enjoy the view of the trees which also act as a noise buffer and provide privacy to you. The position of this home means that all of your essentials are within walking distance. Within approx. 10 minutes walk you have the Armadale Shopping City with it's major stores, including Coles, Kmart and Big W; a cinema, the public library, a post office, and plenty of cafe's, restaurants and food stores. For the kids there is also multiple parks and playgrounds. As for public transport options, there is a bus stop along Armadale Road, as well as Armadale Train Station being within an approx. 15 minute walk. Armadale Primary School is also approx. 15 minute walk, and John Calvin

Christian College an approx. 20 minute walk. Armadale Senior High School is around 25 minute walk or 5 minute drive, Dale Christian School approx. 5 minute drive, and Neerigan Brook Primary School approx. 5 minute drive.