

9 Lowanna Way, Armadale, WA 6112



House For Sale

Tuesday, 30 April 2024

9 Lowanna Way, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 860 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

From \$529,000

Don't miss this one! **INSIDE:**This generous 3-bedroom home, with undercover parking is clean and tidy and ready for new occupants. A separate kitchen/dining, with tiled floors is the hub of the home with a separate carpeted lounge/living that can be closed off with double sliding doors. A reverse cycle air conditioner in the lounge/living area provides heating and cooling. The bathroom has a bath and is fully functional. The bedrooms are a good size, carpeted with ceiling fans, and one has built-in shelving. **OUTSIDE:**The fully fenced backyard adds a sense of security and make it safe for the kids and pets to run around freely. The large back yard has a good-sized shed, and extensive outdoor patio area. There is heaps of room to park a multiple number of cars/caravan/trailer. **INVESTORS:**House will be vacant at settlement and the current market rental appraisal for a three-bedroom house is \$500-540/pw.. Zoned R15/25 means this is a two-unit site, with possibility of retaining the front house and subdividing a battle axe block off the rear of the property. Please note, any subdivision is subject to council approval, and we encourage you to do your due diligence prior to purchase. What a fantastic opportunity for any investor to capitalise on this development opportunity. **LOCATION:**Strategically situated within proximity to Armadale Shopping Town and Kelmscott Shops, 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: 1973• Block Size: 860 sqm• Living Size: 110 sqm• Zoned: R15/25• Council Rates: \$1961/pa• Water Rates: \$963/pa• Rental Appraisal Expectation: \$500-540/pw(all values are approximated)