

94 Braemore Street, Armadale, WA 6112



House For Sale

Friday, 23 February 2024

94 Braemore Street, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 1

Area: 708 m2

Type: House



Mark Grogan
0894959999

From \$289,000

HERE IT IS! Three Bedrooms One Bathroom Minimalist Inspired Kitchen 708sqm Block WHAT EVEN IS THIS? Ok, so this is pretty unpretty. Someone thought about doing a renovation but then decided to not. Someone thought about not cleaning it and stuck hard to that idea. It needs a full renovation, but on a block this big it's worth making it happen! FREQUENTLY ASKED QUESTIONS IS IT TENANTED? Are you serious? No! Unless you count the one cockroach who is still squatting here. The rest gave up and moved out. HOW MUCH WOULD IT RENT FOR? As is? Well, nothing. IF IT WAS FIXED? Depends how good it is really. \$500 - \$570 is very achievable for normal places at the moment. HOW MUCH WOULD IT SELL FOR ALL FIXED UP? We've sold quite nice homes in the area around \$550,000 - \$580,000. It's an improving market and you're going to make this thing super nice... who knows? CAN I SUBDIVIDE IT? It's a big block with great side access. The zoning is R15/25 and that means... I can't say because I'm not a town planner. Call the City of Armadale Planning Team on 08 9394 5000. I think you'll be even more convinced that this is the one when you get off the phone to them. You could submit an application while you renovate. WHAT'S NOT WORKING Everything. It's an AS-IS - WHERE - IS WITH-ALL-FAULTS-WITH-ALL-JUNK kind of sale. HOW MUCH ARE THE RATES City of Armadale \$2289 Water Rates \$944.33 CAN I SEE IT Watch that video walk through to see all the details. Open times are as advertised. WHAT NEXT Any questions? Hit the EMAIL AGENT button and we'll be in touch!