

9D Friar Road, Armadale, WA 6112

THE AGENCY

Sold House

Thursday, 5 October 2023

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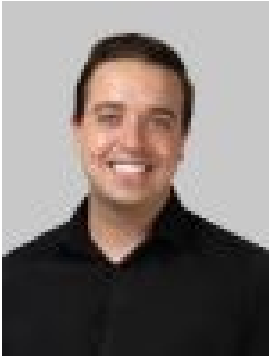
Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 210 m2

Type: House



Ben Mathews
0488997018

\$370,000

UNDER OFFER BY BEN MATHEWS - 0488 997 018**Please note - the current tenant takes great pride in maintaining this property, keeping it neat and tidy. They are in a fixed-term lease, paying \$400 per week until 03/09/2024. Moreover, a recent professional rental appraisal has been conducted and the current market suggests a potential rental income of \$480 - \$510 per week, making this property a smart investment opportunity. Discover the perfect blend of comfort and convenience with this charming opportunity located at 9D Friar Road, Armadale. Nestled at the rear of a four-unit complex and built in 2011, this delightful 210sqm unit offers a serene and peaceful retreat for you and the family. INSIDE Step inside to a spacious 107sqm floorplan that will instantly make you feel at ease. The main living, dining, and meals zone is thoughtfully designed, providing ample space for both relaxation and entertaining. The well-positioned kitchen overlooks this inviting area, making it perfect for those who love to cook and socialize simultaneously. Three well-proportioned bedrooms await, with the master bedroom featuring its own ensuite for added convenience. The main bathroom and laundry are neat, tidy, and well-presented, ensuring you have everything you need right at your fingertips. OUTSIDE Stepping into the rear courtyard, you'll find a serene spot to unwind with family and friends. This low-maintenance oasis is ideal for hosting barbecues, enjoying your morning coffee, or simply basking in the fresh air. Plus, a double garage under the main roof offers secure parking and additional storage space. KEY DETAILS - Fix-term lease until 03/09/2024. Tenant currently paying \$400 per week. - Rental up to date appraisal \$480 - \$510 per week. - This property is a strata title however does not have strata fees. Each owner pays \$1000 per annum for insurances & common property maintenance. - Council Rates - approx. \$2200 per annum. - Water Rates - approx. \$1350 per annum. WHERE IS IT LOCATED? 9D Friar Road, Armadale, boasts a convenient location that places you within easy reach of schools, parks, shopping centres, and public transport. Enjoy the best of both worlds with the peace and privacy of your home while still having all amenities close at hand. WHAT TO DO NEXT Don't miss out on the opportunity to make this beautiful property your own. Whether you're looking for a comfortable unit for yourself or you're a savvy investor, 9D Friar Road has it all. 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.