

**1/54 sixth Road, Armadale, WA 6112**

**House For Sale**

Sunday, 23 June 2024



1/54 sixth Road, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 281 m2**

**Type: House**



Mil Shilkar

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## Offers!

First home buyers & investors, this beauty is for you! Won't last long!! Don't miss out to view this modern, easy care, three bedroom, two bathroom villa is like an independent home but part of a small strata complex and located conveniently close to local shops, schools, transport routes and parks. Features include; \* 3 bedrooms with walk in robe to master & built in robes to minor bedrooms\* Ensuite off master bedroom\* All bedrooms have carpeted floor\* Open plan kitchen/dining & family area overlooks courtyard area - ideal for entertaining! \* Kitchen features gas cook top and oven \* Currently rented until 22/08/2024 for \$485PW, Current rental estimate \$560-\$600PW\* Council rates:\$2020PA ; Water rates: \$1050PA Strata fees: \$1315.20PA \* Reverse cycle air conditioning to the family area for year round comfort\* Small, easy care courtyard to the rear of the property \* Double auto garage with shoppers entry and door to rear yard area\* Close to Gwynne Park Primary School & Armadale Senior HS, IGA shopping and transport

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