

100 Braemore Street, Armadale, WA 6112



House For Sale

Sunday, 23 June 2024

100 Braemore Street, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 1

Area: 708 m²

Type: House



Mark Grogan
0894959999

From \$399,000

This is great buying! It's not a great house right now, but it's definitely an amazing opportunity. Is it the worst thing I've seen? No! Not by a long shot! Having said that, we're selling this "as-is, where is". I'm going to be all real-estate-agenty-salesman about it for a moment, and then we'll get to the nuts, bolts... and random loose screws of it. OPPORTUNITY AWAITS! Launch yourself into this rare opportunity to secure a solid home at an incredible price. With prices soaring across Perth, we've got one of the best chances to land a family home in a very practical location. It's set on a massive 715sqm block. It's a big backyard, and there's room to kick a ball, build a workshop, or enhance the space with a brilliant outdoor entertaining area. The zoning is R15/25. The minimum lot size to subdivide is 700 sqm, and this is just a touch bigger than that. If you want to discuss the potential for subdivision, the City of Armadale is a great place to start. You can call the planning team on (08) 9394 5000. The home is a 3x1, and whilst it's looking tired, it's well worth the renovation! We've got a copy of a building and pest inspection, and while you've got maintenance to do, the main structural aspects appear sound, and there's no evidence of termite activity in the house. Winner, winner! Jump on this one today! THE HARD FACTS - THE NUTS AND BOLTS, AND RANDOM LOOSE SCREWS. Actually, the facts aren't that hard. Don't come expecting a picnic, because there's hard work to be done, but the good news is that you've got a blank canvas. Well not blank. It's a canvas. If we're using the art on canvas metaphor, you can definitely create something but you're going to need to roll out some white paint over the previous efforts. When it was tenanted, it appears that at some stage, there was one of those tenants who saw local verge side collections as an opportunity to go on a "yeah, but it's free" shopping spree. Taking to heart the idea that "one man's trash is another man's treasure". It's also true that "one man's trash is actually just trash" and a lot of that was brought home. The Seller is a heck of a machine and he's gotten rid of skip bin after skip bin of old junk. That's where the nuts, bolts and random loose screws were. So compared to before, this is one pretty blank canvas. Rather than me telling you all the details, watch the video. Even better come and see it for yourself! FAQSQ - Does all the stuff work? A - Probably maybe not. Most of it does, but we're selling as-is. Q - Will the seller fix anything? A - No. It's mostly operational but "as is" is "as-is". Q - When you say "as-is, where is" what do you mean? A - I mean what you see is what you get. We're not fixing things, moving things, cleaning things, changing things. Things be what they be. Q - Is it structurally sound? Are there termites? A - We have a structural and pest inspection report available saying it's good. We can send that to you to have a look over. Q - How much would it cost to renovate? A - Depends how far you go! Send the video to your tradie mate. Q - Is it liveable now? A - You'd want to really scrub the place hard! It has a functional kitchen and bathroom, so yes. Q - How much are the rates? A - For 2024, City of Armadale was approx. \$2300 and water rates were \$945. Q - How far is it from the City? A - Not too far. It's got great access to major roads like Armadale Road, Tonkin Highway and more. Check it out on Google Maps. It's awesome you can see how far it is from anything you can think of. Q - What would it rent for? A - As is? Not a whole lot. Done up? Nice 3x1's are advertised around \$550-\$600pw. Q - There's a fair bit of work required, are they negotiable? A - Yes, but only upwards. We know it needs work, I literally just said that... It's priced like it is because it is what it is, if it wasn't what it is then it would be priced like what it were. Q - Will you sell it before inspections? A - No, we have our first viewing session on Saturday 22/6/24, that you can register for by hitting the EMAIL AGENT button (BTW you'll get a quicker response on that EMAIL because we can send you all the info) We will present the offers after that is completed. WHAT NEXT Hit the EMAIL AGENT button on the website and we'll be in touch to set up a time so you can see all this opportunity for yourself!