

**21 Avonlee Road, Armadale, WA 6112**



**House For Sale**

Tuesday, 2 July 2024

21 Avonlee Road, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 911 m2**

**Type: House**



Ash Swarts  
0894959999



Ashton Dekker  
0894959999

**From \$569,000**

**\*\*Offers close Monday 8th July 5pm \*\*** A move-in ready and spacious home, with a big workshop garage, pool, and development potential. **INSIDE:** This 3 bedroom, 1 bathroom home is clean, tidy, and ready for new occupants. The large, spacious open plan living overlooks the porch through double French doors, and the back patio through big windows. There is a gas heater, as well as ducted and split system air-conditioning for excellent temperature control. A renovated galley kitchen has plenty of cabinet space with built-in pantry and stainless steel appliances. A study nook off the entry and living area is a handy, functional space. Beautiful hardwood timber flooring runs throughout the home, extending into the bedroom area. The master bedroom is large and the other two bedrooms are well-sized, with a functional bathroom central to the bedrooms. A laundry is accessed externally behind the kitchen. A roller door secured garage has extra space for workbenches and storage. **OUTSIDE:** A big patio area behind the home provides sheltered entertaining space and runs alongside the large pool. Plenty of backyard lawn space surrounding the pool, with a big garden shed providing extra storage. Parking space is available behind gates at the front. **LOCATION:** If location is important to you then look no further! All this within walking distance to the Armadale CBD offering a generous choice of retail shopping outlets, casual eateries, pubs, recreation and cinemas. Close access to public transport and schools. The soon to be upgraded Armadale Train and Bus Station is within walking distance also. **INVESTORS:** This property will be vacant at settlement. The current Rental Appraisal is \$550-600/wk, this could be your next investment opportunity! Zoned R15/25, this is potentially a 2-unit site. You could retain and build, or build two new homes, subject to shire approval. **HOW TO VIEW:** We have a walk-through video that we can share with you, and local buyers are welcome to inspect the property in person. Enquire to book your viewing. **HOW THIS PROPERTY WILL BE SOLD:** All offers will be presented to the owners on Monday 8th July at 5 pm. Please make sure you have placed your best and final offer before this date. Seller reserves the right to accept any offer before the deadline. **PROPERTY PARTICULARS:** • Build Year: 1971 • Block Size: 911 sqm • Living Size: 112 sqm • Zoning: R15/25 • Water Rates: \$1,018pa • Council Rates: \$1,960pa • Current Rental Appraisal: \$550-600/pw (all values are approximated)