

31 Clarence Road, Armadale, WA, 6112

House For Sale

Wednesday, 14 August 2024



31 Clarence Road, Armadale, WA, 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Luke Nass

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Home and Flat \$930+ per week return*

WOW! What a great investment and a fantastic opportunity.

Just look at this old style character 3 bedroom, 1 bath main home with polished floors, big rooms and high ceilings plus fully self contained, purpose built, 1 bedroom, 1 bathroom garden flat with separate lounge, kitchen and dining. This even has its own fenced off back garden.

The main home is very neat and tidy, has a great modern kitchen plus R/C air conditioning. Currently vacant, with an *estimated rent of \$560 - \$580 per week.

The flat is also air conditioned and is currently leased until April 2025 at \$380 per week.

That is *\$930+ combined estimated rent per week. Absolutely brilliant!!

An absolute bonus is that the house and flat are separately metered for power and sub metered for gas.

All this set on 809sqm block zoned R25/40. On top of that, this is so well located in a preferred foothills location called "The Golden Triangle" close to trains, bus and major regional shopping centres.

This is about as perfect an investment as you will find, or it could be a great starter home with income built in. So many possibilities.

Don't delay your enquiry, as this will sell very quickly. The first opportunity to view will be at the home open on Sunday. Enquire now for an information pack.

Note, some digital furniture has been added for marketing purposes.