

34 Dawson Street, Armadale, WA 6112



House For Sale

Tuesday, 2 July 2024

34 Dawson Street, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 870 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

From \$489,000

You may remember our last listing dubbed 'The Kelmscott Challenge'! Which made the headlines due to its... uniqueness. If you have been living under a rock, just google '19 Ryland Road, Kelmscott' to see it for yourself. We now present to you, the SEQUEL. It's BIGGER and BETTER, with more potential, and only for the BRAVE! *** PLEASE WATCH THE VIDEO ***

THE GOOD BIT: Again we find a wide and intriguing array of belongings strewn through the home, the shed, the gardens, the carports... Well everywhere. Outside, nature has taken over, an urban jungle waiting to be explored, hiding a big shed filled with more treasures. A beautiful courtyard area is waiting to be uncovered and crafted back into the retreat it was. The dual living setup means double the potential - live in one, rent out the other, or rent both for a fantastic income stream. Alternatively, knock it all down and develop the 870sqm land as a 2-unit site (subject to shire approval). The property is located only minutes away from the Armadale Centre, with all the amenities it offers. **THE HARD BIT:** Bring a bag full of light bulbs to light up your work, then again, maybe the lights don't work anyway because this property will be sold 'as is'. There will be no warranty on anything here. Floor coverings are non-existent, paint is half-existent. There's no pool that we could see, but a pool cover is provided - it's just currently filling a hole in the passage ceiling. A testament to the resourcefulness needed to survive a home like this! When we say this property is only limited by your imagination, we can't emphasize enough to use your imagination. Bring your vision, a passion for DIY, and a spirit for adventure. Sure, it needs a little TLC (okay, maybe a lot), but for the right buyer, it's a golden opportunity. There's a great investment underneath that dusty pool cover!

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: 1974 • Block Size: 870 sqm • Living Size: 104 sqm • Council Rates: \$2000/pa • Water Rates: \$1,031/pa

RENTAL APPRAISAL: (Based on area averages) • Setup as a 3x2 Home: \$550/pw • Setup as Dual Living: 2x1 \$390/pw + 1x1 \$250/pw (all values are approximated)