

**36 Tambulam Way, Armadale, WA 6112**



**House For Sale**

Monday, 1 July 2024

36 Tambulam Way, Armadale, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 268 m2**

**Type: House**



Ben Mathews  
0488997018



Steve Mathews  
0488997018

## Offers From \$529,000

The Mathews Team is proud to present 36 Tambulam Way, Armadale. This 4-bedroom, 2-bathroom home, built in 2016, sits on a low-maintenance 268sqm block. Perfect for investors, first home buyers, or those looking to downsize, this home has been constructed to a high standard, offering quality finishes throughout.

**INSIDE** Upon entering, you'll find the spacious master bedroom to your left. This bright and airy room features a modern ensuite bathroom and a large built-in robe for ample storage. Continuing down the entryway, you'll discover the versatile theatre room/4th bedroom, ideal for multiple purposes. The heart of the home is the open-plan living, dining, and kitchen area. Adjacent to this space is a cosy study nook/activity area, perfect for working from home or children's activities. The kitchen is a chef's dream, equipped with high-end appliances, stone benchtops, and overhead cabinetry. Towards the back of the home, you'll find bedrooms 2 and 3 (both with built in robes), along with a sleek, modern main bathroom complete with a bathtub for year-round relaxation. The conveniently hidden laundry is located behind the kitchen area.

**OUTSIDE** The front façade of this residence is picturesque, featuring exposed brickwork that adds character and timeless charm. Complementing the façade is a well-sized grassed area, hedging, and garden beds. The back of the home boasts a lovely alfresco space, ideal for unwinding. This area seamlessly connects to the main living zone, offering a pleasant indoor-outdoor flow. The alfresco is equipped with a ceiling fan to keep you cool during Perth's warmer months. The home a good amount of parking with a double lock up garage as well as multiple parking options on the driveway.

**INVESTOR DETAILS** Properties of this calibre are highly sought after by owner-occupiers. However, for investors, vacant possession is available, with a rental estimate of \$600 - \$650 per week. This is an estimate, and The Mathews Team recommends conducting your own due diligence on the rental potential.

**IS THERE A FLOOR PLAN & VIDEO WALK THROUGH?**- Yes there is a professional brand new, current floor plan on the images of the add.- Yes there is a video walk through that was done on an IPHONE the same day photos were taken, you can request this from our team if you wish to view.

**LOCATION** Situated on a quiet street, this home is conveniently located near quality schools, shops, and public transport.

**NEXT STEPS** The Mathews Team welcomes you to attend the home open as per the scheduled time on this platform. If you wish to make an offer on this property, please contact The Mathews Team to receive an offer form.

Property Code: 4408