

53 Challis Road, Armadale, WA, 6112



House For Sale

Friday, 16 August 2024

53 Challis Road, Armadale, WA, 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Ash Swarts

0894959999

CHARMER WITH POTENTIAL

This charming 3x1 home represents a great opportunity to grab a neat home on a decent sized property, in a central location.

INSIDE:

A well sized lounge welcomes you into the home and leads to the dining room and kitchen. A split system air-conditioner on the wall provides climate control. The kitchen has a built-in pantry and access to the laundry, with a separate toilet and a convenient shopper's entry door to the carport. The bedrooms are a good size, and the bathroom is equipped with shower, vanity and bath. A sunroom at the back is accessed from the carport and offers a secondary living and relaxation space, with window service from the kitchen as an added bonus.

OUTSIDE:

The front of the home is attractive with a big freshly mowed lawn. A single carport provides sheltered parking with access to the front door, or the laundry and kitchen through the shopper's entry. A big backyard behind the home contains a handy handyman's shed and a brick firepit for the Friday night cook-up.

Set on a 710 sqm block that is fully fenced, this property offers great options for homeowners, including growing families, first home buyers, or even downsizers who still want a backyard to enjoy. Investors would also do well to secure such a well-maintained property, offering great rental returns for years to come.

INVESTORS:

House will be vacant at settlement. Current Rental Appraisal is \$530-560/pw. We have lots of tenants that are looking for properties like this one! At 710sqm and Zoned R15/25, this is potentially a 2-unit site, subject to shire approval. Buyers must do their own due diligence.

LOCATION:

The property is within easy distance of Armadale CBD and Kelmscott CBD offering a generous choice of retail shopping outlets, casual eateries, pubs, recreation and cinemas. Close access to public transport and schools. Bob Blackburn Reserve Sports Oval and Armadale Fitness and Aquatic Centre is located down the road!

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.

PROPERTY PARTICULARS:

- Build Year: 1971
 - Block Size: 710 sqm
 - Living Size: 98 sqm
 - Zoning: R15/25
 - Council Rates: \$2,100/pa
 - Water Rates: \$1,003/pa
 - Rental Appraisal: \$530-560/pw
- (all values are approximated)