

# 6/20 Gladstone Road, Armadale, WA 6112

## House For Sale

Sunday, 23 June 2024

6/20 Gladstone Road, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 199 m2

Type: House



Jay Singh  
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Nav Janjua  
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## End date sale (UNLESS SOLD PRIOR)

END DATE SALE - All offers are to be presented before 6:00pm Sunday 14th July 2024. (The seller reserves the right to accept an offer prior to the Fixed Date Sale date, without prior notice). Ready to make an offer? Follow the link to submit an offer - <https://www.thebestrealty.com.au/offer-submission-form/> Alternatively, SCAN the QR Code in one of the photos to also submit your offer! \*\*Note - This property is currently tenanted on a fixed term at \$450.00 per week until 01/09/2024 and then after \$490 per week until December 2024\*\* This three-bedroom, two-bathroom property with a double-car garage is in a great position near the train station and shopping centre, and it's filled with amenities on the inside. This neat and tidy house is an ideal investment opportunity. The property has a high-quality design and an appealing finish throughout. Property Highlights Include:- Three-bedroom, two-bathroom home built in 2010- 199 square metres total lot size- Approximately 90 square metres of internal floor space- Reasonable courtyard size, presenting low-maintenance design- Split system air conditioner in the living/dining area- Open plan living areas with modern kitchen- Built-in robes to the bedrooms\* Land Size - 199 sqm\* Strata Fees - \$720 (approx) per annum\* Water Rates - TBA (approx) per annum\* Council Rates - TBA (approx) per year\*\*Rental Appraisal - \$540-\$560 per week\*\* This charming house has three bedrooms, all of which are generously sized and include built-in robes for storage and space. Carpet provides a comfortable floor pattern, while tiled living spaces provide easy maintenance. There are downlights throughout, and well-placed windows provide plenty of natural lighting. In the kitchen areas, there is a good amount of space to sit back and relax. The open-plan design means the area looks open and inviting. The sliding doors also provide access to the courtyard. A split-system air conditioner looks over the area, which is great for temperature control. The kitchen has a modern design and has plenty of bench space, an under-bench cupboard, gas hotplates, a built-in oven, and a double stainless steel sink. The double-car garage provides secure parking, but if you choose not to drive, don't worry - Sherwood Bus stop is only about a 10-minute walk from the house, linking you to Perth CBD or wherever else you need to go. Contact Jay Singh on 0401308990 for further details. Disclaimer: 1. Photos from previous Sales & Rental Listings have been used. The property is currently vacant possession. 2. This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.