

**6 Cobar Street, Armadale, WA 6112**

**Sold House**

Monday, 22 July 2024



6 Cobar Street, Armadale, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 708 m2**

**Type: House**



Aman Singh  
0861861122



Jay Singh  
0861861122

## Offers From \$525k

**\*\*Note - The owner will be leasing the property back for 12 months at Market Rate Rent.\*\*Do you want 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!VIDEO walk-through AVAILABLE via WhatsApp - TEXT "6 Cobar St" to 0430883582.Aman Singh from The Best Realty Group presents 6 Cobar St, Armadale to the market! This stunning 3-bedroom, 2-bathroom with Multiple car spaces would make a great investment as it comes with a self-contained Studio Granny to maximise its rental return. With a spacious land area of 708m2, this is a perfect option for savvy investors.Features include -• Dual Street Access, great for subdivision (STCA)• 3 Bed, 2 Bath & multiple Car Space• Metal fence for extra safety• Additional Kitchen, Bathroom & Toilet• Self-contained Studio Granny in the backyard• Split System Aircon• Enclosed Patio area• Modern Bathroom & Toilet• Massive Shed for extra storage• Solar Panels• Close to Shops & Train station• Bus Stop is just at the door-step\*\*Rental Appraisal \$520-\$550 per week\*\*Disclaimer:\*\*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 independent inquiries.\*\*The Best Realty Group have endeavoured to ensure the information is true and accurate but accepts no responsibility and disclaims all liability concerning any errors, omissions, inaccuracies or misstatements.\*\*Reference to a school does not guarantee the availability of that particular school.\*\*ALL distances are estimated using Google Maps. Prospective purchasers should enquire with the relevant authorities to verify the information in this advert.\*\*ALL boundary lines and sizes on imagery are APPROX only.\*\***