

62 Williams Road, Armadale, WA, 6112



House For Sale

Friday, 16 August 2024

62 Williams Road, Armadale, WA, 6112

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



Ash Swarts

0894959999

SAME TENANT FOR 17 YEARS!

A 4 bedroom, 1 bathroom home with a long term tenant, in a central location!

INSIDE:

This double brick and tiled home, built in 1975, has 4 well-sized bedrooms and a great open-plan living space. The kitchen is well equipped with overhead cabinets, a big fridge recess, oven and stove, and double sink by the window. A fireplace in the living offers cosy winter warmth, and a ceiling fan is great for circulation. Bathroom with big shower and vanity. Bedrooms are all carpeted, while easy care laminate flooring is throughout the rest of the home. Security screens to all windows.

OUTSIDE:

A patio at the front offers shade, while small trees and gardens provide privacy from the street. Set on a 440sqm corner lot, a double carport is accessed via the side street and a lovely grassy lawn completes the outside.

INVESTORS:

The current tenant has been in this property for 17 years! He loves the property and hoping to stay in the property long term. Signed lease ends in Feb 2025. Current Rental Appraisal is \$450-500/pw.

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 across 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: 1975
 - Block Size: 440 sqm
 - Living Size: 106 sqm
 - Council Rates: \$2,075/pa
 - Water Rates: \$1,004/pa
 - Rental Appraisal: \$450-500/pw
- (all values are approximated)