

7 Cull Court, Armadale, WA 6112



House For Sale

Wednesday, 19 June 2024

7 Cull Court, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 811 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

From \$595,000

THE COMPLETE PACKAGE! Lovingly maintained by the current owner, this property boast features that most don't have! **INSIDE:**A well maintained home in a central and convenient location, with extensive undercover areas outside and a spacious living area inside. This 3 bedroom, 1 bathroom home has lots of room and is move-in-ready. A living room at the front is spacious and has a servery window from what could be Armadale's biggest kitchen! (Seriously!) A split system air-conditioner provides climate control, no matter the weather. 3 bedrooms are well-sized, the master has a split-system air-conditioner and the others have ceiling fans. The bathroom is functional with shower, bath and plenty of vanity space. **OUTSIDE:**There is an expansive verandah that stretches across the back of the house with access from the kitchen and laundry, and features an outdoor kitchen. A massive undercover carport provides space for up to 3 vehicles, and that's before you are even in the large powered workshop! This features two roller doors for further parking or storage, with plenty of space and cabinetry for work or play. Gardens surround the 811sqm property, with planter boxes and a garden shed for any green thumb enthusiasts. A rainwater tank off the verandah is a fantastic bonus for fresh water.**INVESTORS:**House will be vacant at settlement. Current Rental Appraisal is \$550-580/pw. There is a demand for tenants that are looking for properties like this one!**LOCATION:**Located in the sought-after suburb of Armadale, this property is conveniently close to the Haynes Shopping Centre and Armadale CBD offering a generous choice of retail shopping outlets, casual eateries, pubs, recreation and cinemas. Close access to public transport and schools.**HOW TO VIEW:**Walkthrough video available on request. In person viewings available by appointment only. Please enquire on this property and we will be in touch to assist you with any questions you might have.**PROPERTY PARTICULARS:**• Build Year: 1978• Living Size: 95 sqm• Block Size: 811 sqm• Zoning: R15/25• Council Rates: \$1,950/pa• Water Rates: \$977/pa• Rental Appraisal: \$550-580/pw(all values are approximated)