

74 Tijuana Road, Armadale, WA, 6112



House For Sale

Friday, 16 August 2024

74 Tijuana Road, Armadale, WA, 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Ash Swarts

0894959999

MOVE IN READY

A move-in ready home, with lots of space, a fresh coat of paint and a big powered workshop.

INSIDE:

With 4 bedrooms, 2 bathrooms and multiple living spaces, this home will surprise you! A well sized lounge is at the front, with a split system air-conditioner providing a cosy welcome home. A living area at the heart of the home has a woodfire heater, a dining space by a big window to the backyard, and a roomy walkthrough kitchen. The kitchen features a built-in pantry and plenty of cabinet space. Sliding doors open into a large sunroom, with room for entertaining and games in great connection with the kitchen/dining. The master bedroom is well sized with a walk-in robe, ensuite and sliding door access to the front verandah for a lovely retreat, or even use as a guest suite! One bedroom next to the master bedroom provides great use as a nursery or functionality as a study, while the rear bedrooms are a good size and have built-in robes. An updated bathroom is equipped with a large shower and vanity, and the separate toilet is conveniently located. Laundry has access to a patio at the side of the home.

OUTSIDE:

A double carport at the front provides out of the weather parking, secure behind double gates. A verandah leads from the carport to the front entrance and master bedroom retreat. Out the back, the sunroom leads outside where a big patio provides room for outside seating and entertaining. A big powered workshop is a great space for handyman activities or extra storage. Lovely gardens are throughout the back of the property, with rose bushes, a fruiting orange tree and paving creating a quaint area. If gardens aren't your thing, this large area could also be converted to a big backyard with plenty of space for kids to run around! A water tank feeding off the back verandah is a great addition for fresh rainwater.

LOCATION:

If location is important to you then look no further! All this within easy distance to the Armadale CBD offering a generous choice of retail shopping outlets, casual eateries, pubs, recreation and cinemas. Close access to public transport and schools. The soon to be upgraded Armadale Train and Bus Station is nearby.

INVESTORS:

This property will be vacant at settlement. The current Rental Appraisal is \$550-590/wk, this could be your next investment opportunity!

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: 1993
 - Block Size: 806 sqm
 - Living Size: 164 sqm
 - Zoning: R15/25
 - Water Rates: \$1,018pa
 - Council Rates: \$1,960pa
 - Current Rental Appraisal: \$550-590/pw
- (all values are approximated)