

**8/20 Tait St, Armadale, WA, 6112**

**Raine&Horne.**

**House For Sale**

Wednesday, 14 August 2024

8/20 Tait St, Armadale, WA, 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Will Trainer

## INVESTING OR LIVING A LIFESTYLE ?

Designed for low maintenance and its Ideal for a first home, downsizes, or investor.

This well designed, large 4-bedroom, 2-bathroom home offers a flexible floorplan, generously proportioned bedrooms, extensively tiled throughout the entire home with a good size Alfresco entertainment & courtyard area. For the investors a rental income of between \$500pw with a lease expiring on the 22/11/2024.

Built by Danmar Homes and boasting a generous 173sqm under the main roof, double lock up garage, shoppers' entrance, and an open plan design that work well with a large lounge room area that open out to the alfresco and entertainment area.

A central open plan living space is overlooked by a chef's kitchen.

The master bedroom enjoys a forward position at the front of the property with a walk-in robe, and ensuite bathroom. The secondary bedrooms are all double-sized and feature built-in robes and the second bathroom comes well-equipped with a separate bath and shower recess.

Out the back, the homes offers a private Alfresco and courtyard area, ideal for entertaining family and friends while being all low maintenance.

### FEATURES:

- Modern kitchen offering a large island bench, stainless steel appliances, built-in pantry, and dishwasher recess.
- Open plan kitchen, dining and family room with sliding door access to the Alfresco & courtyard area.
- Good-sized master suite complete with walk-in robe and private ensuite.
- Built-in robes available in the bedrooms.
- Family bathroom complete with separate bath and shower.
- Extensive Tiling through the property.
- Double garage under the main roof.
- Shoppers entrance.
- Split system reverse cycle air conditioning.
- Covered portico providing shelter over the front door.
- Liquid limestone courtyard insures a low maintenance lifestyle.

Enjoying a quiet position, on the outskirts of the Armadale CBD, the address is far enough out to be desirable but close enough to be convenient. The Armadale city centre offers a generous choice of retail shopping outlets, casual eateries, pubs, recreation, and cinemas and is located within a 5-minute drive of the property.

Those requiring access to public transport will relish the proximity to Sherwood Train Station located within 1.3kms. Families with children will enjoy the proximity to Challis Primary and Cecil Andrews College, whilst local parks and main roads are all close by.

Please email the agent to arrange a viewing.