

# Unit 10/65 Little John Rd, Armadale, WA 6112



## Sold Villa

Friday, 1 September 2023

Unit 10/65 Little John Rd, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 220 m2

Type: Villa



Kirsty Styles  
0861406619

**\$350,000**

This property is now UNDER OFFER, we have buyers activity looking in this area, please contact Kirsty Styles today to discuss the sale of your home! Situated in this prime location you will find this 3 bedroom, 2 bathroom villa located in a very well maintained complex that represents excellent value. Perfect for the investor looking for a solid opportunity, first home buyers or down-sizers seeking a low maintenance lifestyle. This home has lovely, easy-care appeal with pavers all around and a small easy care lawn area, this home is easily maintained making it the investors or owner's dream. Inside you will see a very tidily presented family home with a large open plan modern kitchen with plenty of cupboard space, pantry and gas hotplates, good sized open plan dining and lounge area with air-conditioning that leads out to the rear of the property. The master bedroom has its own ensuite and walk in robe, all rooms are nicely sized with robes. Well-appointed main bathroom with separate shower and bath. Separate laundry with second toilet. Private courtyard plus double carport provides parking for two cars.

**ARE YOU AN INVESTOR:**

- The property is current tenants on a fixed term tenancy to February 2024 for a weekly rent of \$365.00 per week.
- Kirsty Styles is also a Licensed, REIWA Accredited Property Manager and also manages this property for the current landlord. Bricks and Mortar Real Estate provide end to end Property Management services with no outsourcing, all services inhouse with one point of contact.
- Current market rent is \$450.00 per week.
- Gross annual rental yield for this property is 5.58% with a purchase price of \$340 000. Current market rent will see a rental yield increase to 6.88%!
- The location is fantastic with Armadale shops, schools and train station within walking distance, and is easy access to Tonkin Highway. You can enjoy the peaceful positions of being tucked away at the rear of the complex.

Strata Fees \$532 approx 6 monthly  
Water Rates \$1000 yearly  
approx Council Rates - \$1790 yearly approx

Please contact Kirsty Styles on 0438 188 011 or email [Kirsty@bricksmortar.net.au](mailto:Kirsty@bricksmortar.net.au) to arrange a private viewing or ask any questions.

**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. The photographs taken may not fully represent the present time. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

Property Code: 305