

Unit 6/9 Gladstone Rd, Armadale, WA 6112



Sold Unit

Saturday, 25 November 2023

Unit 6/9 Gladstone Rd, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 202 m2

Type: Unit



Ben Mathews
0488997018

\$380,000

UNDER OFFER BY BEN MATHEWS - THE MATHEWS TEAM - 0488 997 018 Nestled away peacefully on Gladstone Road this charming 3-bedroom, 2-bathroom unit built in 2013 offers a fantastic opportunity for the savvy investor. Currently leased with excellent long term tenants paying \$400 per week until 12/05/2024, this property promises not only comfort and low maintenance but also a solid return on investment with the new owners being able to increase the rent when the lease ends - should they wish to do so.

INSIDE Step into a neatly designed interior, featuring two generous bedrooms at the front, accompanied by a well-placed main bathroom. The main living/dining/kitchen area is the heart of this unit, boasting an open plan layout that enhances the sense of space. Towards the rear, you'll find a spacious master bedroom with its own ensuite, providing a private retreat. The convenience is extended with a good-sized double garage under the main roof, offering seamless access into the unit.

OUTSIDE The unit's front façade is well maintained, contributing to the overall curb appeal. Off the main living area to the rear, discover a delightful courtyard—a perfect space for relaxation and gatherings with friends and family.

STRATA FEES & INVESTOR DETAILS - Council rates approx. per annum: \$1,800 - Water rates approx. per annum: \$1,000 - Strata fees approx. \$340.97 per quarter - Lease Details: Secure tenancy with \$400 per week rental income until 12/05/2024. - Is there a video walk through? Yes - request this from Ben Mathews and it can be sent to you via WHATSAPP.

WHERE IS IT LOCATED? Conveniently situated in Armadale, this property provides easy access to shops, schools, and other essential amenities, ensuring a lifestyle of comfort and convenience.

WHAT TO DO NEXT Don't miss the chance to make this well-maintained unit your next investment opportunity! Property Code: 3972