

10/11 Serls St, Armadale, WA, 6112

CENTURY 21

Villa For Sale

Friday, 30 August 2024

10/11 Serls St, Armadale, WA, 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa

MODERN LIVING, LOW MAINTENANCE CHARM

***** END DATE SALE: Offers close at 5pm on Wednesday, 18 September 2024 unless sold prior. *****

Situated within a neatly presented community, this 3-bedroom, 2-bathroom villa offers a perfect blend of comfort and convenience. Whether you're a first-time buyer, looking to downsize, or seeking a solid investment, this home is designed to make life easy.

The heart of the villa is a generously sized living and dining area that opens to a fenced front courtyard. It's a bright, welcoming space, ideal for both relaxing and entertaining. The modern kitchen, complete with a large breakfast bar, built-in pantry, gas hotplate, separate oven, and dishwasher, provides everything needed for effortless meal preparation.

The master suite serves as a private retreat, featuring access to the rear courtyard, a 4-door robe, and an ensuite bathroom with an enclosed shower and modern vanity. The secondary bedrooms are well-sized, each equipped with built-in robes, and are serviced by a main bathroom that matches the master ensuite's contemporary design.

FEATURES:

- *? 3-bedroom, 2-bathroom villa in a tidy community
- *? Fenced front courtyard
- *? Spacious living and dining area with sliding door access to the courtyard
- *? Modern kitchen with breakfast bar, pantry, gas hotplate, oven, and dishwasher
- *? Master suite with ensuite, 4-door robe, and access to the rear courtyard
- *? Good-sized secondary bedrooms enjoying built-in robes
- *? Main bathroom with an enclosed shower, toilet and vanity
- *? Split system air conditioning in the living area
- *? Secure parking for 2 cars in a double garage with remote door and shopper's entry
- *? Separate storeroom for added convenience
- *? Private, open-air rear courtyard

Outside, the low-maintenance courtyards at the front and rear offer easy-care spaces for relaxing or entertaining. The double garage, with its remote-operated door and private shopper's entry into the main living area, adds an extra layer of convenience.

This villa's location is equally impressive. Walking distance to Kingsley Primary School makes it ideal for families, while the proximity to Armadale Hospital and Sherwood Train Station caters to a busy lifestyle. With easy access to Albany Highway, South Western Highway, and Armadale Road, commuting is straightforward. Additionally, the nearby Armadale and Kelmscott CBDs provide a wide range of shopping, dining, and entertainment options.

PLEASE NOTE: This property is currently leased at \$450.00 per week. For more information regarding the current tenancy, please contact Damian Miller.

For more information and inspection times contact:

Agent: Damian Miller
Mobile: 0432 825 563

PROPERTY INFORMATION

Council Rates: Not Available
Water Rates: \$287.12 per qtr
Strata Fees: \$204.88 per qtr
Block Size: 202 sqm
Living Area: 108 sqm approx.

Zoning: R25/60

Build Year: 2009

Dwelling Type: Villa

Floor Plan: Not Available

Rent per week: \$450.00

Lease: Contact Agent

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