

3/34 Friar Road, Armadale, WA 6112



Villa For Sale

Sunday, 23 June 2024

3/34 Friar Road, Armadale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



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From the Mid \$400,000s

Welcome to 3/34 Friar Road - this lovely 3 bedroom, 2 bathroom villa-home is neat as a pin and ready to move into. Situated in a small well-kept group, this private home will make the perfect first home, downsizer or investment property. A modern kitchen including stainless steel appliances and overhead cupboards overlooks the open-plan dining and living area. A rear low-maintenance courtyard with patio is located directly off of the kitchen and dining space. To the front of the home is the main bedroom which is a great size with its own ensuite and walk-in-robe. The rear wing of the home includes the two minor bedrooms each with built-in-ropes, laundry and bathroom with separate bath and shower. The double garage with shoppers entry is a large size and includes power and a TV outlet allowing for plenty of flexibility, plus a dedicated storage area. We anticipate strong demand and encourage you to express your interest at your earliest opportunity to avoid disappointment. Neat and tidy, low-maintenance properties like 3/34 Friar Road are hard to come by - with not a cent to spend, just move on in, or lease out straight away!

Water rates: approx. \$1014.54
Strata fees: approx. \$381.99 per quarter
Estimated rental return: \$580 - \$630 per week
Land size: 200sqm
Year of build: Circa 2008
Additional features: Split system A/Cs, gas bayonet, wall-mounted TV included, garage with linoleum flooring, low-maintenance flooring.