

Sold



Unit 10, 103 Seventh Rd, Armadale



Bargain 3-bed Villa Investment!

With a little cosmetic TLC, you can enjoy living in this over 55's three-bedroom villa nestled within a small complex of 12 or, rent it out to tenants you know you can trust!

The "Berkeley Green" complex owners arrange the building insurance and maintenance themselves in order to keep the strata fees low.

INTERNAL FEATURES:

- Security door entrance
- 3 double bedrooms, master with mirrored door wardrobe
- 1 bathroom with extra-large shower glass cubicle and hand railing.
- 1 separate Toilet with a handrail
- Updated kitchen with spacious benchtop and double sink
- Dining area adjacent to the Kitchen with quality vinyl plank flooring
- Lounge room with ceiling fan, extended from meals area, TV aerial point
- Laundry with linen cupboard
- Ducted air conditioning

 3  1  2  84 m2

Price SOLD for \$182,500

Property Type Residential

Property ID 19

Land Area 84 m2

Agent Details

Ingrid Sparkman - 0451 953 690

Office Details

Giddens Realty

Unit 9a 64-66 Bannister Road
Canning Vale, WA, 6155 Australia
0451 953 690



EXTERNAL FEATURES:

- Wide Driveway with direct access to your unit
- Single carport under the main roof + visitors' bay
- Good size pedestrian rear gate through to the back which can cater for a mobility scooter
- Rear Private Patio entertaining area with wood decking for those coffee or wine moments
- Easy care gardens
- Electric Rheem storage Hot water system
- Garden shed
- Very low maintenance

THE LOCATION:

- Walk or ride to Armadale IGA and the local butcher
- Easy access to GP offices
- Moments from Forrest Road Fresh and Chemist Warehouse on Forrest Road.
- Less than 100m from bus stop connecting to Armadale and Kelmscott station.
- Within 1.6km of the Armadale CBD with a selection of retail shopping, cinemas, and casual eateries.
- A stone's throw from Gwynne Park sporting oval.

PROPERTY INFORMATION:

(All amounts are approximated)

- Council Rates: \$1,750 per annum
- Water Rates: \$160 per qtr
- Strata Rates: \$250 per qtr
- Block Size: 84sqm
- Build Year: 1979
- Estimated Rental Yield: 6.4%

MAINTENANCE REQUIRED:

- Internal painting throughout
- Epoxy (re-grout) service to the bathroom
- Internal bathroom door replacement (wear and tear only)

- Cleaning throughout
- New window treatments

Don't miss out on this investment opportunity, contact Ingrid Giddens from Giddens Realty today to arrange a view of this impeccable offering!

FEEL FREE TO DRIVE BY THE PROPERTY HOWEVER, DO NOT ENTER THE PROPERTY UNLESS ACCOMPANIED BY A REPRESENTATIVE OF GIDDENS REALTY.

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