



6A Brumby Place, Armadale

## Tucked away in a quiet cul de sac, neat and tidy 3 bedroom 1 bathroom duplex half.

Enjoy the convenience of being just moments from public transport and local shops, all while surrounded by the peace and privacy of a well located street.




Boasting excellent street appeal and easy care gardens, the home welcomes you with a charming courtyard sitting area at the front.

A single carport provides drive through access.

Inside, you will find wood look flooring and a spacious master suite to the left of the entry. This light filled room easily accommodates a large bed and furniture and features a full height mirrored built in robe.

The home stays cool during summer with ducted evaporative air conditioning throughout.

To the right, a generous front lounge with a ceiling fan offers a comfortable space to relax.

3  1  1 

### FOR RENT

Please Call

### AGENTS

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### AGENCY

LJ Hooker Thornlie | Canning Vale  
(08) 9459 7788

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

A second large bedroom is nearby, conveniently located next to the central bathroom, which includes a Roman style bath and a practical vanity.

The third bedroom sits just off the open plan kitchen, which is equipped with a freestanding oven and gas cooktop, dishwasher, and abundant cupboard space.

The kitchen flows into a second living and dining area, with the laundry positioned directly behind for added functionality perfect for those with busy schedules.

Out back, a spacious flat roof patio creates an excellent entertaining area, overlooking a large backyard that offers plenty of room for pets or children to play.

- \* Please note the photos are for illustration purposes only and the furniture is not included.
- \* Property is Currently Occupied

Please register online for the inspection.

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## MORE DETAILS

Property ID	982HA2
Property Type	DuplexSemi-detached
Including	Evaporative Cooling Courtyard Dishwasher Outdoor Entertaining

**Louise Frisina 0433 322 980**

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