



## Armadale, 11 James Street

Owner has moved on and needs this gone!

There are not many times in the year when a property comes along like this.

Set in a leafy street of Armadale, across the road from a recreational park. The duplex half has great sized bedrooms and a great living area and a kitchen with great character and potential. An ample back yard also offers the new owners some great flexibility and potential to add value to this property.

But this property will require the following;

- \* Imagination
- \* Elbow grease
- \* Hard work
- \* Grit
- \* Perseverance



**Disclaimer:** 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.



**For Sale**  
Offers Invited

**View**  
[ljhooker.com.au/1342HVX](http://ljhooker.com.au/1342HVX)

**Contact**  
**Daniel Lewis**  
0422 293 871  
[dlewis.applecross@ljhooker.com.au](mailto:dlewis.applecross@ljhooker.com.au)

**LJ Hooker Applecross**  
08 6268 0130

If the above describes you and you have been looking for that property that allows you to create your own dream.

My owners instructions are clear, sell, sell and sell!

To arrange a viewing please call Dan Lewis on 0422 293 871 or email [dlewis.applecross@ljhooker.com.au](mailto:dlewis.applecross@ljhooker.com.au)

## More About this Property

<b>Property ID</b>	1342HVX
<b>Property Type</b>	DuplexSemi-detached
<b>House Size</b>	73 m2
<b>Land Area</b>	386 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (1) Built-in-Robes

**Daniel Lewis 0422 293 871**

Director, Licensee and Auctioneer | [dlewis.applecross@ljhooker.com.au](mailto:dlewis.applecross@ljhooker.com.au)

**LJ Hooker Applecross 08 6268 0130**

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**LJ Hooker Applecross**  
**08 6268 0130**

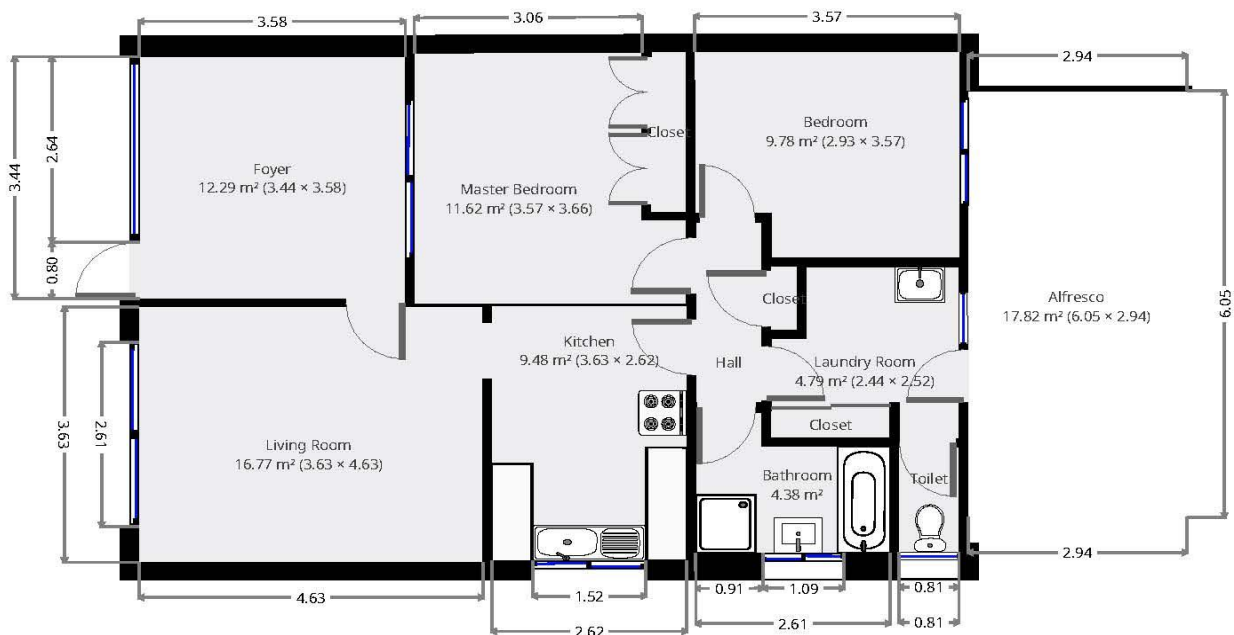
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# 11 James Street Armadale

## Statistics

Area: 75 m<sup>2</sup>  
1 Floor  
2 Bedrooms  
1 Bathroom

## Ground Floor



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