



## Armadale, 106 Girraween Street

### Opportunity for a New Kitchen &ndash; Ideal for First-Time Buyers

This charming 3-bedroom, 1-bathroom home is being offered in an 'AS IS' condition.

While the kitchen is yet to be installed, the property boasts several impressive features that will appeal to buyers seeking an entry point into the real estate market.

The home is freshly painted, and both the bathroom and laundry have been recently updated to a modern standard.

The spacious rear patio is complemented by a large 7' x 7' shed, complete with phase power, offering great storage and potential.

Ample parking space and additional development opportunities further enhance the property's appeal.



**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**  
Please Call

**View**  
[ljhooker.com.au/21WJ00](http://ljhooker.com.au/21WJ00)

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**LJ Hooker Harrisdale**  
**(08) 9398 4000**

For more information or to arrange a viewing, please contact John Connell on 0417 951 655.

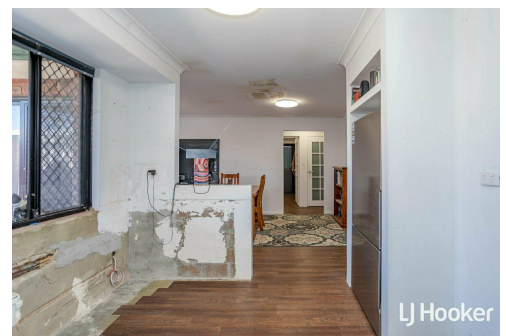
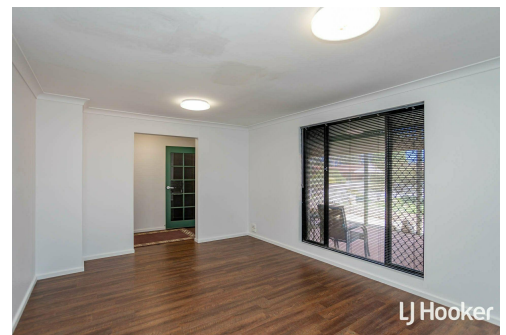
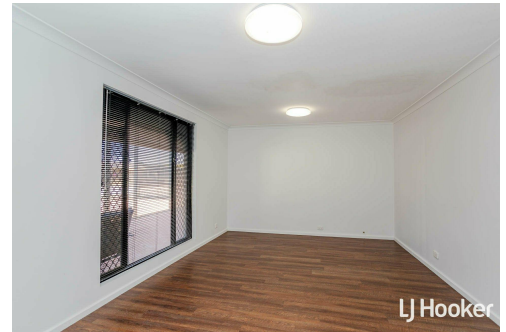
DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

## More About this Property

<b>Property ID</b>	21WJ00
<b>Property Type</b>	House
<b>Land Area</b>	765 m2

**Dahlia Rechichi 0418 920 742**  
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