



## Armadale, 11 Ironcap Place

### Perfect First Home or Investment Opportunity

Set on a generous approx 773sqm block with R15/25 zoning, this charming three bedroom one bathroom home presents an outstanding opportunity for first home buyers, investors, or developers looking to unlock its full potential. With ample space at the rear and side, there's scope to develop a second dwelling (STCA) once the carport is removed.

Inside, the home offers a spacious lounge room, complete with a large split system air conditioner for year round comfort. Flowing seamlessly from here is the open plan dining and kitchen area, featuring plenty of cupboard space and a freestanding electric oven and stove. Each of the three bedrooms is well sized and conveniently positioned near the bathroom, which includes a glass panelled shower, a freestanding vanity, and an integrated laundry.

The backyard is a blank canvas, ready for you to make it your own. Whether you choose to add a patio or use the existing concrete space as a boundary for subdividing, the



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/8NHHA2](http://ljhooker.com.au/8NHHA2)

**Contact**  
**Brian Scott**  
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[brian.scott@ljhooker.com.au](mailto:brian.scott@ljhooker.com.au)



**LJ Hooker Thornlie | Canning Vale**  
**(08) 9459 7788**

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possibilities are endless.

Location is key, and this property is perfectly positioned right next to a huge sports ground and park, with multiple schools, two major shopping precincts, and public transport all within 2km.

Shire Rates approx \$2,100 pa.

Water Rates approx \$1,050 pa.

Homes at this price point are in high demand, so act fast. Contact Brian on 0438 333 341 today for more information.

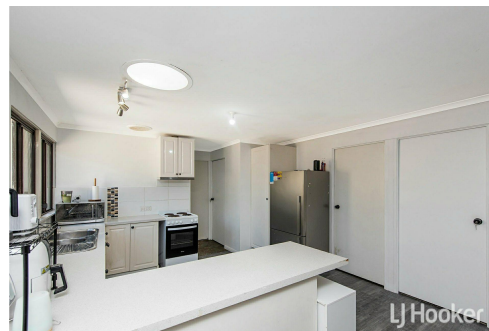
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## More About this Property

<b>Property ID</b>	8NHHA2
<b>Property Type</b>	House
<b>Land Area</b>	773 m2
<b>Including</b>	Air Conditioning

**Brian Scott 0438 333 341**  
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