

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

3 1 2

For Sale
Please Call

View
ljhooker.com.au/8NHHA2

Contact
Brian Scott
0438 333 341
brian.scott@ljhooker.com.au



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.

LJ Hooker Thornlie | Canning Vale
(08) 9459 7788

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.

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.

More About this Property

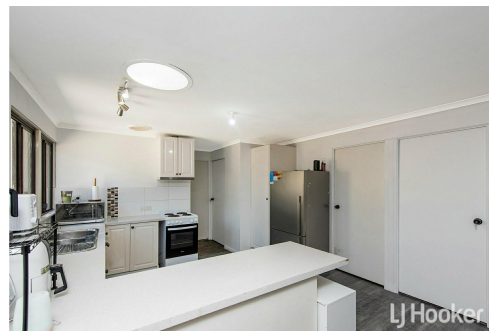
Property ID	8NHHA2
Property Type	House
Land Area	773 m ²
Including	Air Conditioning

Brian Scott 0438 333 341

Sales Representative | brian.scott@ljhooker.com.au

LJ Hooker Thornlie | Canning Vale (08) 9459 7788

Shop 26 Thornlie Square Shopping Centre, Spencer Road, THORNIE WA 6108
thornlie.ljhooker.com.au | thornlie@ljhooker.com.au



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.

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