



3 Sheoak Place, Armadale

GOLDEN TRIANGLE RETREAT

Positioned within Armadale's highly sought-after Golden Triangle, this beautifully presented family home delivers space, style and outstanding functionality on a generous 709sqm block.

Offering three bedrooms, two bathrooms and multiple living areas, the home is designed for comfortable family living. At its heart is a country-style kitchen featuring gas cooking, a dishwasher and ample bench space, overlooking the light-filled main living area and outdoor entertaining zone.

A separate study or potential fourth bedroom, offers flexibility to suit growing families, those working from home or accommodating guests, while an activity room services the secondary bedrooms.

Comfort is assured year-round with ducted reverse-cycle air conditioning throughout. Energy-conscious buyers will appreciate the 6kW solar system complemented by two 10kW battery storage units, helping to reduce ongoing power costs. Additional features include a security system, app-controlled reticulation and updated pool equipment.

Outside, established gardens create a private setting around the sparkling swimming pool and entertaining area. Completing the

3 2 1

FOR SALE
'PRESENTING ALL OFFERS'

VIEW
By Appointment

AGENTS
Ethan Abeynayake
0435 133 000
ethan.abeynayake@ljhooker.com.au

AGENCY
LJ Hooker Harrisdale
(08) 9398 4000

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

package is a substantial workshop, additional covered parking and ample vehicle space. Quietly positioned in a cul-de-sac close to shops, schools and public transport, this is a rare opportunity to secure a feature-packed home in one of Armadale's most desirable locations.

For more information contact Ethan Abeynayake on 0435 133 000.

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 DETAILS

Property ID	2Y9J00
Property Type	House
Land Area	709 m2

Ethan Abeynayake 0435 133 000

Sales Consultant | ethan.abeynayake@ljhooker.com.au

LJ Hooker Harrisdale (08) 9398 4000

21 Wright Road, HARRISDALE WA 6112

harrisdale.ljhooker.com.au | harrisdale@ljhooker.com.au

