



## Armadale, 41 Cowan Street

### Nest or Invest

Set on a generous approx 711sqm block with R15/25 zoning, this well maintained three bedroom, one bathroom home presents an excellent opportunity for homeowners and investors alike. Currently tenanted on a periodic lease, with tenants expressing interest in staying, this property offers both immediate rental income and future development potential.

Inside, a spacious lounge room welcomes you upon entry, featuring a large split system air conditioner for year round comfort. The adjoining kitchen and dining area is both practical and functional, equipped with a freestanding gas stove, rangehood, and ample cupboard space. A conveniently located laundry just off the kitchen adds to the home's practicality, catering perfectly to busy lifestyles.

All three bedrooms are generously sized, with the master bedroom featuring a ceiling fan for added comfort. The well appointed bathroom, complete with a shower and vanity, is



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/8N5HA2](http://ljhooker.com.au/8N5HA2)

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

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easily accessible from all bedrooms.

Stepping outside, the expansive backyard offers endless possibilities. A flat top patio, complemented by a separate gable patio, provides ample space for outdoor entertaining. The enclosed carport offers drive through access to the rear, where there's plenty of room to build a shed or workshop. With ample space for kids and pets to play, this backyard is ready to be transformed to suit your needs.

Water Rates approx \$1,050 pa

Shire Rates approx \$2,100 pa

Opportunities like this don't last long in today's market. For more information or to arrange a viewing, call Brian on 0438 333 341 today.

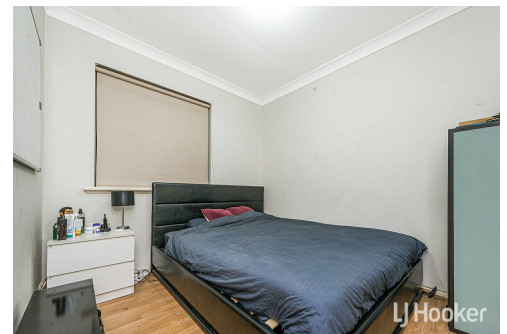
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## More About this Property

<b>Property ID</b>	8N5HA2
<b>Property Type</b>	House
<b>Land Area</b>	711 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining

**Brian Scott 0438 333 341**  
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