






91A Gribble Avenue, Armadale

## Modern Family Home - NEW PRICE!

We are pleased to present to the market this modern three-bedroom, two-bathroom home with a double garage, positioned on a 362m<sup>2</sup> strata-titled block with no strata fees. Built in 2015, this well-maintained home offers comfortable, low-maintenance living and is privately situated at the rear of the property down a long driveway, providing additional peace and privacy. The home features a practical layout with an open-plan living area that flows seamlessly to the backyard.

Features include:

- 3 well-sized bedrooms
- 2 bathrooms including private ensuite to the master
- Double garage with internal access to the living area
- Open-plan kitchen, dining and living space
- Sliding doors opening to the backyard

3  2  2 

**FOR SALE**  
From \$739,000

### AGENTS

Daniel Lewis  
0422 293 871  
dlewis.applecross@ljhooker.com.au

### AGENCY

LJ Hooker Applecross  
08 6268 0130

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**

- Low-maintenance outdoor area
- Built in 2015
- 362m<sup>2</sup>; strata-titled block
- NO STRATA FEES
- Privately positioned at the rear down a long driveway

Property is currently lease at \$620 per week 5th of March 2027.

The open-plan kitchen and living area forms the heart of the home, offering a bright and functional space for everyday living. Sliding doors from the lounge open directly to the backyard, creating an easy indoor-outdoor flow and providing a great space to relax or entertain.

Conveniently located close to local shops, primary and secondary schools, parks and public transport, the property also offers easy access to Tonkin Highway. Being on the doorstep of Haynes, the home is also just minutes from Haynes Shopping Centre, along with popular local spots such as Haynes Bar & Grill and Coles, making it a convenient and well-connected place to live.

For an inspection please call Daniel on 0422 293 871 or email [dlewis.applecross@ljhooker.com.au](mailto:dlewis.applecross@ljhooker.com.au)

Important \*Whilst every care is taken in the preparation of the information contained in this marketing, LJ Hooker Applecross will not be held liable for any errors in typing or information. All information is considered correct at the time of printing.

## MORE DETAILS

Property ID	139FHVX
Property Type	House
House Size	116 m <sup>2</sup>
Land Area	362 m <sup>2</sup>
Including	Ensuite Toilets (2)

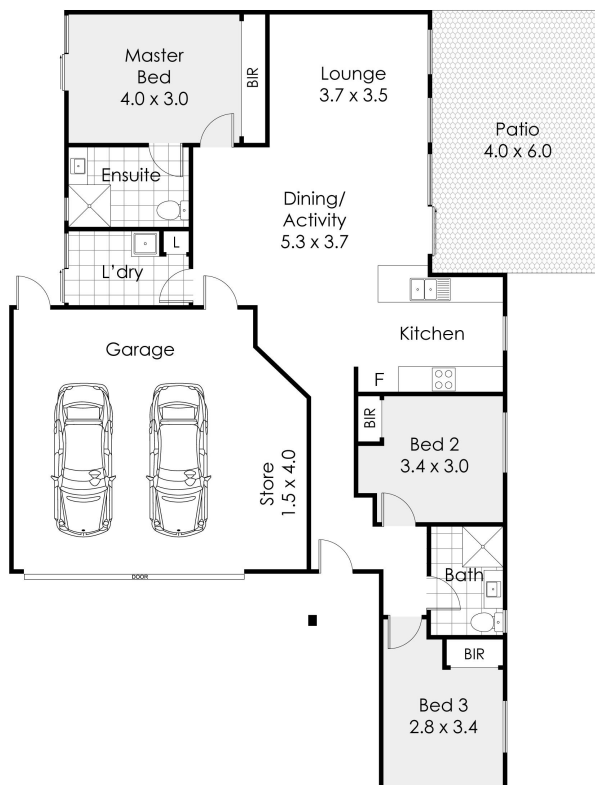
### Daniel Lewis 0422 293 871

Director, Licensee and Auctioneer |  
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## 91a Gribble Avenue, Armadale

This floor plan is not to scale.  
 Dimensions are approximate and therefore should only be used for illustrative purposes.

	168 m <sup>2</sup>
	3 Bed
	2 Bath
	2 Car