



367C Railway Avenue, Armadale

A Standout Investment with No Strata Fees

Presenting an outstanding opportunity in a well-connected pocket of Armadale, this quality three-bedroom, two-bathroom brick-and-tile home, built in 2015, combines modern living with strong investment appeal and everyday convenience.

Positioned as the second residence within a well-maintained strata group of three properties, the home offers a practical layout designed for comfortable, low-maintenance living.

At the heart of the home is a well-appointed kitchen with a seamless outlook towards the open-plan family and living area, creating a central space for everyday living and entertaining. The kitchen also connects conveniently to the adjoining laundry for added practicality.

Currently leased at \$580 per week until 20 October 2026, the property is occupied by good tenants who are keen to remain, offering a desirable opportunity for investors seeking a secure income stream and minimal vacancy risk.

The current annual rental income, equating to an attractive approx. 5.00% gross rental yield at the asking price of \$599,999. With no

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FOR SALE
Please Call

AGENTS

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ethan.abeynayake@ljhooker.com.au

AGENCY

LJ Hooker Harrisdale
(08) 9398 4000

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Interested parties must rely solely on their own enquiries.



strata fees, the property also offers a particularly appealing low-cost ownership proposition.

Ideally positioned just 5 minutes from Armadale Train Station, Armadale Shopping Centre, Armadale Shopping City and Minnawarra Park, with Armadale Senior High School approximately 10 minutes away.

For further 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	30HJ00
Property Type	Unit
Land Area	201 m2

Ethan Abeynayake 0435 133 000

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