

Armadale, 10/99 Seventh Road

Affordable and Convenient Living

Perfectly positioned for convenience, this charming three bedroom, one bathroom villa offers a fantastic opportunity for homeowners and investors alike. Situated in a prime location with a bus stop right at your doorstep, it is directly opposite Gwynne Park and Armadale Bowling Club, with a major shopping centre, a train station, specialty shops, and medical facilities all within easy reach.

Step inside to a welcoming lounge, complete with a split system air conditioner, complemented by ducted evaporative cooling throughout the home and gas bayonet for winter. The adjoining open plan kitchen and dining area provide a functional space, offering ample under bench storage, a freestanding gas cooktop and oven, and a generous fridge recess.

The accommodation includes two well proportioned minor bedrooms, with one featuring a floor to ceiling mirrored built in robe, while the spacious master bedroom located at the end



For Sale
Please Call

View
ljhooker.com.au/8PCHA2

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

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of the hallway boasts a built in robe and its own split system air conditioner. The centrally positioned bathroom is easily accessible from all bedrooms and features a large vanity and a glass panelled shower.

Outside, the private rear patio provides the perfect setting for entertaining, with ample space for barbecues and gatherings. A small garden shed adds practicality, while the low maintenance setup makes it ideal for downsizers, busy professionals, or investors.

Water rates approx \$925 pa

Land rates approx \$2,100 pa

Strata rates approx \$500 a quarter

Currently tenanted at \$450 per week until May 2025, with the tenant expressing interest in renewing.

This villa presents an excellent investment opportunity in a sought after price range. Homes like this don't last long contact Brian today on 0438 333 341 for more information.

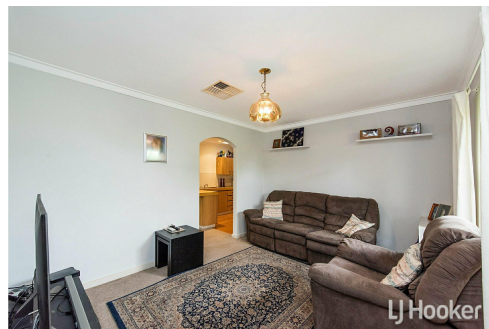
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More About this Property

Property ID	8PCHA2
Property Type	Villa
Including	Air Conditioning Evaporative Cooling Outdoor Entertaining

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