



3/24 Badbury Road, Armadale

The Perfect Fit for First Time Buyers, Downsizers & Investors Alike

Set within a quiet and well maintained complex, this neat and tidy 3 bedroom, 1 bathroom semi ensuite villa offers a peaceful and easy care lifestyle, making it an excellent option for downsizers, investors, or first homebuyers.

The home boasts modern decor and features air conditioning in the living area, providing comfort during the warmer months. The lounge leads to a separate, renovated kitchen complete with a gas cooktop, oven, ample cupboard space, and a cosy meals area. A gas hot water system offers added everyday convenience.

Step outside to a private patio perfect for entertaining, set amidst low-maintenance, reticulated gardens. A garden shed provides convenient additional storage, while security screens on all windows and doors along with roller shutters on the front windows ensure added safety and peace of mind. A secure carport with roller door access completes the package.

Set on a 262sqm (approx.) block, this villa is perfectly positioned close

3 1 1

FOR SALE
From \$540,000

AGENTS

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AGENCY

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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.

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to public transport, shopping centres, and local parks.

This well presented villa offers a relaxed lifestyle in a great location act quickly, as properties like this don't stay on the market for long!

Water Rates \$1,000pa approx
Council Rates \$2,000pa approx
Strata Fees \$450pq approx. —Special Levy \$250pa approx. —final painting payment.

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MORE DETAILS

Property ID	978HA2
Property Type	Villa
Land Area	262 m2
Including	Air Conditioning Outdoor Entertaining

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