

12 Podger Way, Brookdale

## Investor-Ready with Strong Returns | Future Family Home




Earn from day one with secure rental income, then move in and make it your own.

Welcome to 12 Podger Way, Brookdale &mdash; a beautifully presented 4-bedroom, 2-bathroom home offering the perfect balance of lifestyle, comfort, and investment security on a low-maintenance 420sqm block.

Step inside and enjoy a smart, practical layout where the open-plan kitchen, dining, and living area forms the true heart of the home. The well-appointed kitchen features a gas cooktop, electric oven, ample bench space, and a breakfast bar &mdash; perfect for everyday living and entertaining.

Why you'll love it:

- Spacious master suite with walk-in robe and private ensuite
- Three generous secondary bedrooms, all with built-in robes
- Light-filled open plan living with flexible layout
- Main bathroom with bath, shower & separate toilet
- Split system & reverse cycle air conditioning for year-round comfort

4  2  2 

**FOR SALE**  
FROM \$790,000

**VIEW**  
By Appointment

**AGENTS**  
Selvi Gopinathan  
0429 929 398  
selvi.gopinathan@ljhooker.com.au

**AGENCY**  
LJ Hooker Harrisdale  
(08) 9398 4000

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**

- Neutral tones ready to suit any style

Step outside to a covered alfresco &mdash; ideal for entertaining or relaxing. The backyard is secure, easy-care, and perfect for kids and pets, complete with reticulated gardens.

Extra features:

- Double lock-up garage with internal access
- Fully fenced, family-friendly yard
- Low-maintenance 420sqm block

Investor Advantage:

Leased at \$650 per week until 16/08/2026, providing immediate rental income and peace of mind.

Location Highlights:

- Approx. 3-minute drive to Armadale Train Station &mdash; easy city access
- Located within Brookdale Primary School catchment
- Close to Dale Christian School and Cecil Andrews College
- Minutes to Armadale Shopping City, shops, cafes, and essential amenities
- Nearby parks, playgrounds, and family-friendly reserves
- Easy access to Tonkin Highway and major transport links

Additional Information:

Council Rates \$2,400 approx per annum

Water Rates - \$1,030 approx per annum

Combining strong rental return, family-friendly location, and future lifestyle appeal, this is an opportunity not to miss.

Buy now, earn now, and move in later.

Contact Selvi Gopanathan - 0429 929 398 today to arrange your inspection!

**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                    2TGJ00  
Property Type                House  
Land Area                      420 m2

**Selvi Gopinathan 0429 929 398**

Sales Executive | selvi.gopinathan@ljhooker.com.au

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