



FOR SALE

UNDER OFFER

BEST OFFER OVER \$210,000 will win this ready to move in solid brick and tile home with shed.

The corner lot of 689m2 zoned R15/25 provides many options for your current needs, whilst thinking about the future. The existing home can easily be retained whilst taking advantage for build subdivision or granny flat, subject to council approval (STCA).

Reasons to buy me:

- Large main bedroom with walk in robe and ceiling fan
- 3 minor bedrooms with robe recesses
- Bathroom with bath/shower combination and separate toilet
- Open plan meals and kitchen with ceiling fan
- Lounge room with split system air conditioning
- Under-cover shoppers entry via laundry
- Wrap around under-cover patio
- Large shed and workshop with water and power available
- Large double gates for side direct access to shed/workshop
- Carport for 2 vehicles secured behind double gates
- Additional off street parking for trailer, caravan, boat or other toys
- Lovely parks and recreation areas within a short stroll

The home is conveniently located close to all amenities including Armadale Shopping Centre, Train Station and Public Transport. Excellent schools and early childcare centres are on your doorstep such as Xavier Catholic School, Dale Christian School, Gwynne Park Primary School and Miles of Smiles Child Care Centre.

Book your inspection with Shendelle on 0412 713 911

4 BED | 1 BATH | 2 CAR

PRICE:
\$230,000

OPEN FOR INSPECTION:
N/A



Shendelle Harding
0412713911
 harding@atrealty.com.au
www.atrealty.com.au