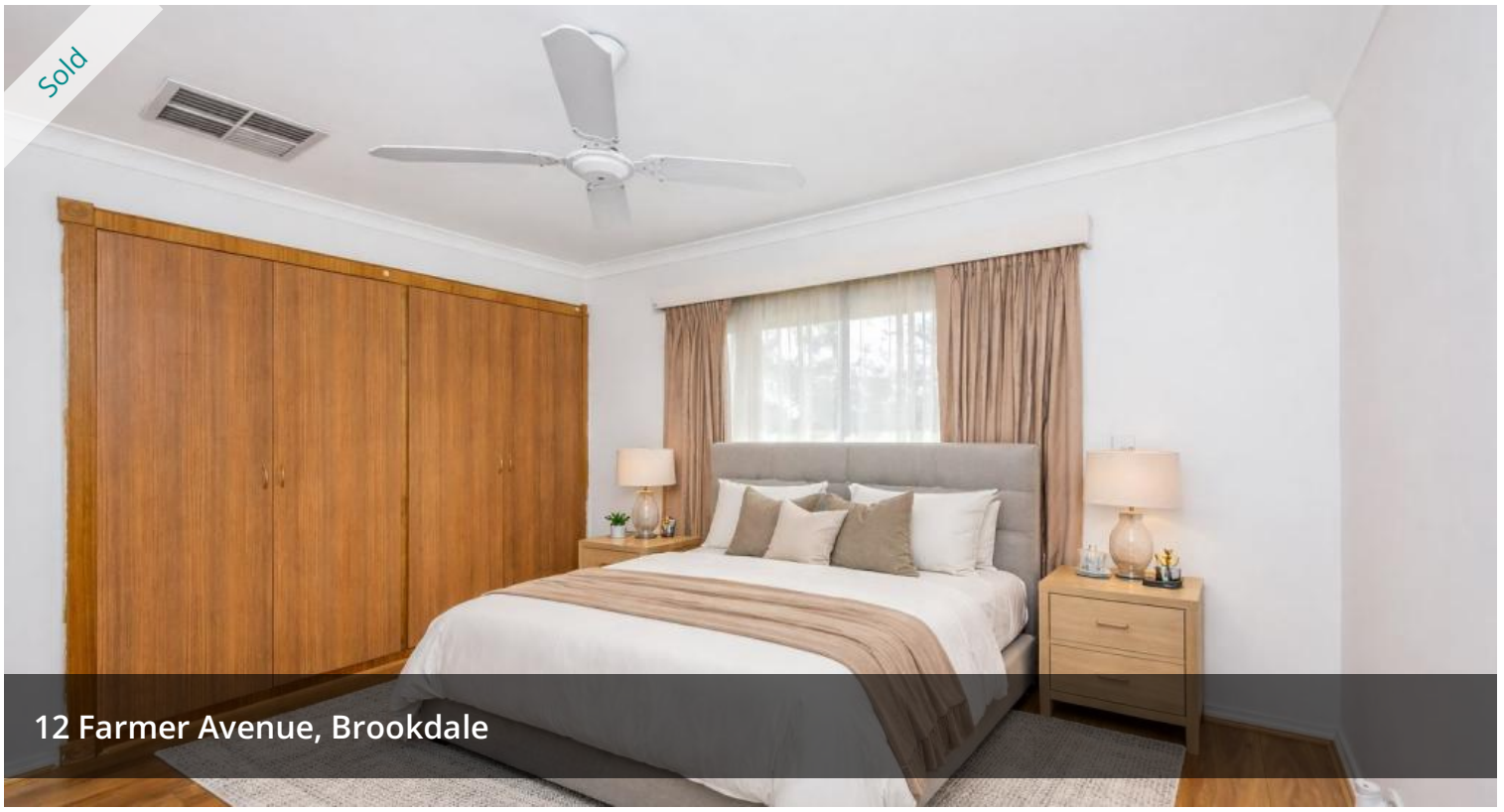








COMFORT, CONVENIENCE & FUTURE SUBDIVISION POTENTIAL!

This 700sqm solid brick home sits opposite Don Simmons Reserve, providing immediate access to parklands and a family friendly lifestyle plus this R15/25 zoned property offers "Retain and Build" subdivision potential. For families, the location is hard to beat – Gwynne Park Primary School, Armadale Primary School, Dale Christian College and Cecil Andrews College are both within walking distance, while a choice of childcare centres, playgrounds and sporting clubs are nearby.

Everyday convenience is close at hand with Armadale Shopping City less than five minutes away, offering Coles, Woolworths, Kmart, Aldi and specialty stores. Haynes Shopping Centre is also within easy reach, while the Armadale train station provides direct links into the Perth CBD is only 4 minutes away. Easy road access via Armadale Road and Tonkin Highway makes commuting simple.

The home itself has designed for comfort and ease of living. Evaporative air-conditioning keeps it cool through summer, - aircon updated October 2022, complemented by ceiling fans in all bedrooms and the rear living zone.

The kitchen has an oven/hotplate and connects seamlessly with the open-plan dining and living area. A separate front lounge provides extra space for families to relax, with roller shutters to the front for privacy and security.

4 1 1 700m2

Price	SOLD
Property Type	Residential
Property ID	374
Land Area	700 m2

AGENT DETAILS

Kirsty Styles - 0438 188 011

OFFICE DETAILS

Bricks & Mortar Real Estate Solutions
15-16/64-66 Bannister Rd Canning Vale WA 6155 Australia
08 6140 6619

Large main bedroom with robe and roller shutters, along with three additional bedrooms that share a light-filled bathroom with combined shower and bath - the bath and surrounding tiles were replaced in April 2023, these upgrades are not reflected in the current advertising photos. Laminate flooring to all bedrooms was replaced in October 2022 which is reflected in the photos. Brand new vertical blinds are being installed to main bedroom, 4th bedroom, kitchen, dining area and rear lounge room over the coming weeks!

Outdoors, you can enjoy a wide undercover patio for entertaining, a low-maintenance yard and secure fencing for privacy, while the single garage, extended driveway and large gate for access to the rear exterior provide ample space for additional cars, a trailer or boat. A small garden shed is available.

ARE YOU AN INVESTOR?

Brookdale remains popular with families for its affordability, strong community feel and proximity to schools, shopping, transport and recreation. Rental demand continues to track high, with vacancy rates across the area sitting at low levels. With a secure lease in place, this property represents an opportunity to add a strong performer to your portfolio with income locked in.

This property is currently tenanted to July 2026 with a weekly rent of $630.00 per week. Sales Agent Kirsty Styles is the current Property Manager of this property.

PROPERTY INFORMATION:

Water Rates: Approx $170.00 - 2 monthly

Council Rates: Approx $2379.00 - yearly

Zoning: R15/25 - average 350sqm with a minimum of 300sqm: refer to R code requirements or please contact City of Armadale for more information.

Block Size - 700sqm

Built: 1991

Contact Kirsty Styles 0438 188 011 or kirsty@bricksmortar.net.au for more information.

DISCLAIMER:-

Photos provided where taken from rental advertising, same tenants have resided in the property since photos were taken, these have been used to protect the tenants privacy. Virtual Furniture Staging has been used in some of these photos. Mention of nearby schools does not guarantee enrolment or availability, buyers should confirm eligibility directly with the relevant education authority. All distances and travel times are approximate, sourced from Google Maps. Interested buyers are encouraged to verify this information independently. Whilst every care is taken in the preparation of the information contained in this marketing, Bricks & Mortar Real Estate Solutions will not be held liable for any errors in typing, mis-statements or information provided, no warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. All information is considered correct at the time of advertising.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.