LJ Hooker Thornlie | Canning Vale
Shop 26 Thornlie Square Shopping Centre,Spencer Road,
THORNLIE WA 6108

10/99 Seventh Rd, Armadale, WA 6112

Sold - 10/04/2025

Villa 3 1















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.

Open for Inspection

By Appointment.

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 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.

Disclaimer: 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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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.