

3/65 Little John Rd, Armadale, WA 6112

Sold - 22/10/2024

Villa 3  2  2 



## Affordable Living

Discover affordable, easy living in this beautifully presented 3 bedroom 2 bedroom street front villa, perfectly suited for downsizers, first home buyers, or savvy investors. Nestled in the welcoming Sherwood Court complex, this home sits on approx 244sqm and offers a peaceful environment, ideal for those seeking a serene lifestyle.

### Open for Inspection

By Appointment.

The villa boasts a charming, low-maintenance front garden, and a spacious double garage with a remote-controlled roller door. This garage is large enough to fit a 4WD and includes a powered storage room, ideal for home projects. A convenient personnel door leads from the garage to the rear yard.

Step inside, and you'll immediately appreciate the thoughtful design. The front entrance features an intercom system, perfect for security-conscious individuals or the elderly. Upon entering, to the left is the master suite, a private retreat with a walk-in robe, split-system air conditioning, a ceiling fan, and a spacious ensuite. The ensuite has a glass-paneled shower, recently regouted for a fresh finish. To the right, the shoppers' entrance offers direct access from the large garage into the home, adding convenience.

The heart of this villa is its open-plan living and dining area, kept comfortable year-round with a large split-system air conditioner. Overlooking this space is a well-appointed kitchen with ample cupboard storage, sleek benchtops, and a stainless-steel Westinghouse oven and gas cooktop, with room for a dishwasher.

Towards the rear, two generously sized bedrooms provide ample space for queen beds and furniture. Both rooms come with built-in robes and ceiling fans, ensuring comfort and practicality. These bedrooms share easy access to the main bathroom, which features a glass-paneled shower, a separate bathtub, and a vanity.

Modern features like LED lighting, gas cooking, and easy-care gardens complement the home's thoughtful design. The outdoor alfresco area is perfect for relaxing or entertaining, with a gabled patio providing a welcoming spot for outdoor dining.

This villa offers both comfort and quality, making it a standout in today's busy market. With an estimated rental return of \$600 per week and strata fees approximately \$420 per quarter (including building insurance and front garden maintenance), this property won't last long.

Contact Brian today at 0438 333 341 for further details.

### Listed By

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