



## 6A Brumby Pl, Armadale, WA 6112

Leased - \$625

Duplex 3  1 



### Tucked away in a quiet cul de sac, neat and tidy 3 bedroom 1

Enjoy the convenience of being just moments from public transport and local shops, all while surrounded by the peace and privacy of a well located street.

Boasting excellent street appeal and easy care gardens, the home welcomes you with a charming courtyard sitting area at the front.

A single carport provides drive through access.

Inside, you will find wood look flooring and a spacious master suite to the left of the entry. This light filled room easily accommodates a large bed and furniture and features a full height mirrored built in robe.

The home stays cool during summer with ducted evaporative air conditioning throughout.

To the right, a generous front lounge with a ceiling fan offers a comfortable space to relax.

A second large bedroom is nearby, conveniently located next to the central bathroom, which includes a Roman style bath and a practical vanity.

The third bedroom sits just off the open plan kitchen, which is equipped with a freestanding oven and gas cooktop, dishwasher, and abundant cupboard space. The kitchen flows into a second living and dining area, with the laundry positioned directly behind for added functionality perfect for those with busy schedules.

Out back, a spacious flat roof patio creates an excellent entertaining area, overlooking a large backyard that offers plenty of room for pets or children to play.

\*\* Please note the photos are for illustration purposes only and the furniture is not included.

\*\* Property is Currently Occupied

Please register online for the inspection.

**Open for Inspection**

By Appointment.

#### Listed By

Louise Frisina

Phone: (08) 9459 7788

Mobile: 0433 322 980

