



**Unit 18, 41-43 Sixth Rd, Armadale**



## Low-Maintenance 3-Bedroom Home – Perfect for Investors

 3  2  2  234 m<sup>2</sup>

I am delighted to present this spacious and low-maintenance 3-bedroom, 2-bathroom home, ideal for investors. This property comes with a secure lease in place until May 2025, offering a reliable income stream for investors.

You will have a modern gourmet kitchen which includes a Stainless-Steel Cooktop perfect for cooking for family and friends. The kitchen overlooks the family dining and leads out onto the small alfresco area perfect for entertaining. Reverse Cycle Split System Air Conditioning to the kitchen and dining area.

Conveniently positioned close to shops, public transport, schools, and parks, this home is perfectly located for easy living.

### Property Features:

- Block Size: 234 sqm
- Living Size: 99 sqm
- Build Year: 2009
- Strata Rates: \$352.35 per quarter
- Spacious Layout: Master bedroom with ensuite and walk-in wardrobe.
- Modern Kitchen: Stainless steel appliances and open-plan kitchen/dining area.
- Year-Round Comfort: Split-system air conditioning units for summer cooling and winter warmth.
- Low-maintenance Garden beds and a cozy alfresco area, perfect for relaxing or entertaining guests.

<b>Price</b>	All Offers Presented
<b>Property Type</b>	Residential
<b>Property ID</b>	4543
<b>Land Area</b>	234 m <sup>2</sup>
<b>Floor Area</b>	99 m <sup>2</sup>

### Agent Details

Tracey Clarke - 0406 671 720

### Office Details

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Contact Tracey Clarke today to arrange a viewing:  
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