

Sold



16 Selkirk Rd, Armadale



## CHARMING FAMILY HOME WITH ENDLESS POTENTIAL IN A PRIME LOCATION

Welcome to this much loved family home, perfectly positioned on a generous 914 sqm block and just a 12 minute walk to the Armadale train station, shopping centre and a variety of cafes and restaurants.

Built in 1977, this well maintained property offers a blend of comfort, practicality and investment potential with its R40 zoning (subject to council approval).

This spacious home features 3 bedrooms, 2 living areas, a modern bathroom, 2nd toilet and shower and a renovated galley-style kitchen with easy access to the dining area. The thoughtful layout provides a perfect balance of family-friendly living and entertaining options, complemented by split system air conditioning for year-round comfort.

Step outside to enjoy the huge undercover entertaining area, which overlooks beautifully established gardens, perfect for hosting gatherings or unwinding in your private oasis. The property also boasts side access for

 3  1  4  914 m<sup>2</sup>

Price SOLD for \$640,000

Property Type Residential

Property ID 206

Land Area 914 m<sup>2</sup>

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

**ONE**

dedicated storage for caravans or boats, making it ideal for adventurers.

There are also two large powered workshops at the rear along with a smaller shed or office.

Whether you're seeking a comfortable family home or an exciting investment opportunity, this property delivers on all fronts. Its zoning allows for potential subdivision (subject to council approval), adding further appeal to investors or land bankers.

Don't miss your chance to secure a versatile and welcoming property in a convenient location.

#### Key Features:

- \* Spacious foyer entry
- \* Master bedroom with walk in robe and sliding to outside
- \* Large formal lounge with roller shutter to window
- \* Galley style kitchen with easy access to dining room
- \* Ariston, stainless steel stove with gas cooktop, splashback and rangehood
- \* Large modern bathroom with separate shower
- \* 2 good sized minor bedrooms each with double built in robes
- \* Second toilet and shower room off laundry
- \* Separate living room with sliding door to entertaining area
- \* Expansive backyard with undercover entertaining area
- \* Fully reticulated, established gardens connected to a bore
- \* Separate fenced-off veggie patch
- \* Side access to high roof undercover storage for a caravan or boat
- \* Two large powered workshops plus a separate storage shed/office
- \* 6kW solar panels with a 5kW inverter and 2.56kW battery stage system
- \* Single carport (for parking two cars in tandem) with electric roller door
- \* Parking for additional car at the side
- \* Built in 1977
- \* 914sqm block (Zoned R40)

\* All details and photos are for advertising purposes only and buyers are advised to carry out their own due diligence regarding the potential subdivision potential of the property.

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.

