

3073 Albany Highway, Armadale, WA, 6112



House For Sale

Tuesday, 26 November 2024

3073 Albany Highway, Armadale, WA, 6112

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Mark Grogan
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CHARACTER HOME ON 1808 SQM

This is a massive block of land! It's 1808sqm, with a great old place, built around 1934. That's a heck of a long time ago, and back in those days they were pretty good at making stuff to last. They loved the idea that their workmanship would be respected. Slightly different to the majority of stuff they're putting out in 2024.

Here's the thing, even though it's a pretty cool old place, it's a pretty rough situation we're presented with here. You can see the photos. We didn't tart it up on photoshop to make it something it's not, we're doing real real life here. It's being sold as-is, where-is, with all the stuff. Well, most of it at least. And who knows what sort of treasure you'll find in this place. Watch the video tour to see more detail and some of the highlights of my excursion visiting here.

It's a genuinely impressive place when you strip it back. All that charm, feature cornices, fireplace, leadlight windows, verandas and more. It's going to take a bit of work to get it back to where it can be, but this is a place it's worth restoring. And on a block this size, what a great home it will be.

FAQS

Q - Is it structurally sound?

A - We've got a structural report and termite inspection you can have a read of. The termites had a wee nibble of the Jarrah but appear to have disappeared now. It's being sold as-is where-is and we're not fixing the bits and pieces of maintenance it mentions. It had a new roof at some point and that looks to be in good condition. We can send the report by request, that should give you an idea of what's going on.

Q - Can I subdivide it?

A - The zoning is R15/60, so potentially you could possibly have some potential to do it. BUT it's something you need to ask a town planner about. There are mobs of them about, but my personal favourite is Harley Dykstra Planning. They know their stuff and they know it well. You can Yahoo, Bing or even Google them. The City of Armadale are also very knowledgeable, and you can call them on 08 9394 5000. Pro tip, ask them about the likelihood of a "Green Title" subdivision being approved.

Q - Are the cars included in the sale?

A - No

Q - Can you just give me a bunch of bullet points about it?

A - Sure...

Council rates: Approximately \$2,000 per year

Water rates: \$414.96 per year

Year built: 1934

Land area: 1,808m²

Floor area: 123m²

Zoning: R25/60

Q - Do you have a video tour?

A- Yes, just send an enquiry and we'll send you that and the building report, the whole kit!