



**2/44 Seventh Road Armadale WA**

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Superbly positioned with views of parks, quality schools and first class public transport pathways, this fabulous, well-kept Villa presents an excellent opportunity for first home buyers, downsizers or investors alike.

Upon entry, there is a spacious lounge that can accommodate the largest of lounge suites which is kept comfortable all year round via the well positioned split system air conditioning unit. Adjacent sits a space that is ideal for a small dining table, as it neatly adjoins the kitchen. Conveniently tucked away, the kitchen features an abundance of cupboard space, a free standing oven, whilst benefitting from low maintenance, beautiful timber laminate flooring.

The master bedroom is very generous and features a large 3 door built in robe. The second and third bedrooms are

**Price** : Offers from \$325,000  
**Building Size** : 73 sqm  
**Land Size** : 220 sqm  
**View** : <https://www.prestigepropertyperth.com.au/sale/wa/southern-suburbs/armadale/residential/villa/7947465>



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