



4/5 Fourth Road, Armadale

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### High Yield Investment or Affordable Living in a Great Location

Now is the perfect time to get into the property market and this well located unit is one of the best value homes available today.

Potential to realise a high return on investment with strong capital growth prospects.

If it's a home of your own you need, but have a budget then this one is for you.

Its an easy maintenance low cost property close to shops, medical facilities, trains and buses.

- 5.5% Gross Rental Yield at the asking price
- 200m to Armadale City Shopping centre
- Choice of medical facilities nearby
- Enjoy the benefits of not having to maintain gardens
- Walk to cafes in and around Armadale Town Centre
- Modern bathroom
- Two large bedrooms
- Open kitchen, Dining and Lounge
- Reverse Cycle split system Air-conditioning

Rental appraisal available on request

**\$169,000**

ID# 11870100436



**Shane Dasborough**  
0408 660 501

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