



9 Bowden Place ARMADALE, WA



## DEMOLISH AND BUILD 3 (STCA)

This home could tell a few stories I am sure as it has been standing on this block for more years than I care to say. Yes I suppose you could spend money on renovating it, but whether or not this would be the best option is really up to the buyer to decide.

The home currently does not have power to it how or when this gets restored depends on if it is staying or going. The home is of a really good size with 3 huge bedrooms, a huge family and dining area open from the kitchen which has been renovated but needs a bit of a tidy up.

This home also has a huge games room on the back of it.

The rear of the block has a brick and tile workshop with a mechanics pit and what was once, a kitchenette, with a bit of work it could be turned into a great tradesman's home/income or you can demolish the lot and start fresh, subject to shire approval, build 3 and prosper.

**Price:** \$249,000