

1/27 Attfield Street, Maddington, WA 6109

Unit For Sale

Thursday, 14 December 2023



1/27 Attfield Street, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 279 m2

Type: Unit



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EXPRESSION OF INTEREST

This solid 3 bedroom 1 bathroom brick-and-tile street-front villa is the headline act of the complex and will provide you with a desirable "lock-up-and-leave" lifestyle in sublime location, close to all of your everyday amenities. Inside, all three bedrooms enjoy the luxury of built-in wardrobes, inclusive of a larger master that boasts a ceiling fan and separate "his and hers" built-in double robes of its own. A generous fully-tiled bathroom plays host to a shower, separate bathtub and heat lamps. The commodious living room is kept comfortable all year round by split-system air-conditioning, comprising of an open servery and separate access into the adjacent open-plan kitchen and dining area - ceiling fan, breakfast bar, sleek white dishwasher, gas cooktop, separate oven, ample storage space and all. Other features include, but are not limited to:

- Tiled living, dining and kitchen spaces
- Low-maintenance timber-look bedroom flooring
- Ducted-evaporative air-conditioning
- Down lights
- Skirting boards
- Security doors and screens
- Gas hot-water system
- Large garden shed
- Lush green front lawns
- Established gardens
- Single lock-up garage
- Side-access gate

• 279sqm (approx.) block size

Outdoors, a spacious courtyard - with a covered patio - encourages private entertaining, as well as plenty of protection from the elements. Whilst the dining area extends out to the alfresco, a separate tiled and enclosed sunroom/patio merely enhances the living options here, adding both functionality and versatility to what is already a practical floor plan. Walk to gorgeous waterside parklands and Maddington Central Shopping Centre from this easy-care home's handy position, with the likes of Maddington Primary School, Maddington Train Station, bus stops on Albany Highway, restaurants, fitness facilities and more all very much nearby and within arm's reach. Other excellent educational and shopping facilities - plus other lush local parks and reserves - are also within a very, very close proximity indeed. This, ladies and gentlemen, is as convenient and impressive as they come!

Distances to (approx.):

- Maddington Central Shopping Centre - 500m
- Maddington Train Station - 1.0km
- Maddington Primary School - 1.4km
- Perth CBD - 16.4km
- Perth Airport (T1 & T2) - 16.5km

Water rates: \$820.70 p/a (approx.) - For period 01/07/2022 to 30/06/2023
Council rates: \$1610.00 p/a (approx.)

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