

1 Warrida Way, Maddington, WA 6109

House For Sale

Friday, 1 December 2023



1 Warrida Way, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 260 m2

Type: House



Raveen Liyanage
0894759622



Darren Khose
0894759622

EXPRESSIONS OF INTEREST

Nestled directly opposite the lush green of Mother Nature that neighbours the brilliant Yule Brook College, this superb 3 bedroom 2 bathroom single-level home defines low-maintenance "lock-up-and-leave" living and will suit all types of potential buyers - including those that appreciate an ultra-convenient location, close to it all. A tiled open-plan living, dining and kitchen area doubles as the hub of the house and floor plan with its striking recessed ceiling and outdoor access to a delightful rear entertaining alfresco - overlooking an intimate "blank canvas" of a backyard that is just waiting for your own personal modern touches to be added to it. Back inside, the kitchen itself oozes quality in the form of fantastic stainless-steel range-hood, gas-cooktop and Westinghouse-oven appliances, alongside attractive tiled splashbacks, double sinks, a double-door storage pantry, over-head cabinetry and a dishwasher recess. The two spare bedrooms are carpeted for comfort, as is the spacious master suite where full-height triple-sliding-door built-in wardrobes complement a private ensuite bathroom with a rain shower, vanity, under-bench storage and a separate toilet. The main bathroom is separate, as is the laundry - the latter enjoying direct external access for drying. Stroll to lush local parklands from here - including the stunning Harmony Fields, as well as East Maddington Primary School, Maddington Village Shopping Centre and several bus stops. Maddington Train Station, more shopping at Maddington Central and major arterial roads are all nearby and very much within arm's reach of this impressive easy-care abode. Stylish simplicity awaits - just bring your belongings and move straight on in! Other features include, but are not limited to:

- Ducted reverse-cycle air-conditioning
- Down lights
- Colorbond fencing
- Gas hot-water system
- Double lock-up garage, with roller-door access to the side/rear
- Neat and tidy front-yard lawns
- Block size - 260sqm (approx.)
- Distances to (approx.):

- East Maddington Primary School - 1.4km
- Maddington Village Shopping Centre - 1.4km
- Maddington Train Station - 2.8km
- Maddington Central Shopping Centre - 3.5km
- Perth Airport (T1 & T2) - 15.9km
- Perth CBD - 20.0km

Water Rates - 1,154.16 (approx, pa, financial year 01/07/2022 to 30/06/2023) For more information please contact the Listing Rep

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