

11 Graveney Way, Maddington, WA 6109

CENTURY 21

Sold House

Friday, 19 January 2024

11 Graveney Way, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 687 m²

Type: House



Danny Sharrett

0894932221

\$450,000

Are you looking for the next project to juice up your investment portfolio? Then look no further than this 3-bedroom, 1-bathroom citrus bliss-bomb! Being sold on an "AS IS and WHERE INSPECTED BASIS" it is perfect for the boldest property flippers and renovators. With a dash of imagination and a splash of creativity, you can turn this property into the refreshing, mimosa-inspired sanctuary you've always dreamed of! Step into the kitchen where your culinary dreams will simmer with delight, blending seamlessly into the adjoining meals area. There are already some great design elements installed here. The tiled splash-backs are very relevant to today's standards and the cupboard doors could be spruced up with a splash of laminate paint. The large lounge room boasts raked ceilings and a fireplace that's just waiting for those cosy gatherings. Whilst the fireplace appears a dated in it's current state, it's got some great elements that with a lick of paint and some clever carpentry, could unleash it's charm and transport it right into the 21st century. Feel like royalty in the master bedroom, while bedroom 2 comes with its very own BIR; short for Built-In Rind! We jest, we actually mean Built-in Robe, of course. Unleash your creativity in Bed 3, a blank canvas for your unveil your citrine dream. The bathroom, offers a refreshing twist with its modern, tangerine tiles and features a shower, vanity, and a separate bath. FEATURES: * Raked ceilings soar through the lounge room amplifying the space in this room. * Ornate fireplace awaiting your inspired renovation. * Separate meals area adjoining the kitchen with charming pendant lighting and servery. * U-shaped kitchen featuring stylish, tiled splashbacks, and plenty of cupboard storage. * Bedrooms 1 and 2 and generously sized. * Full-length built-in robe features in bedroom 2. * Bedroom 3 enjoys access to the patio and would easily double as a study or home office. * Central bathroom with modern wall tiles, plus a separate bath and shower. * Side carport allowing space for 2 cars, end-on-end. * Drive through access to the backyard from the carport. * Paved patio down the side of the home, ideal for alfresco entertaining. * Good sized shed, a great spot for storing your gardening tools. The savvy investor will find value in the covered carport allowing rear access to the backyard. It's large enough to "squeeze" in two cars, end-on-end! The front and back yards are a lush forest, waiting for your green thumb to tame their wild heart. Embrace the overgrown charm and turn it into your outdoor oasis. The side patio area is perfect for sipping morning orange juice or hosting BBQ dinner in the citrus glow of a Perth sunset. And don't forget the mystery shed at the back - hidden amongst the bramble, it's your secret space to store your garden tools and more! Conveniently located with easy access to local shops and schools, plus bus stops close by - this fruitful abode is ripe for the picking! Don't miss your chance to "peel" back the potential and make it your very own citrus-inspired masterpiece! Please note the property is being sold on an 'AS IS AND WHERE INSPECTED BASIS'. For more information and inspection times contact: Agent: Danny Sharrett Mobile: 0421 088 467 PROPERTY INFORMATION Council Rates: \$405.00 per qtr Water Rates: \$282.88 per qtr Block Size: 687sqm Zoning: R17.5 Build Year: 1971 Dwelling Type: House Floor Plan: Not Available INFORMATION DISCLAIMER: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Century 21 Team Brockhurst provides this information without any express or implied warranty as to its accuracy or currency.