

**12/12 Dalziell Street, Maddington, WA 6109**

**Apartment For Sale**

Friday, 10 May 2024



12/12 Dalziell Street, Maddington, WA 6109

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## EXPRESSION OF INTEREST

Perfectly positioned within a magnificent complex that is nestled at the end of a cul-de-sac, yet still only footsteps away from the convenience of Maddington Train Station, this neat and tidy 2 bedroom 2 bathroom upper-level apartment finds defines low-maintenance "lock-up-and-leave" living for all involved. Doubling as an astute investment property to add to your portfolio, this trendy abode welcomes you inside via its open-plan kitchen, dining and living area - home to linen and pantry storage cupboards, electric-cooktop and oven appliances and a separate laundry that is cleverly-concealed behind full-height sliding doors. The second bedroom next to the entry door has a built-in wardrobe, with built-in double-door robes highlighting a spacious master suite - comprising of an intimate ensuite bathroom with a shower, toilet and vanity. A bathtub, showerhead, toilet and vanity make up the separate second bathroom, off the living space. Also accessible via the living and dining area is a terrific rear balcony that is generous enough for covered alfresco-style entertaining and benefits from a leafy, tree-lined aspect. A single carport and storeroom at ground level help complete this exceptional package. Easy access to all of your Albany Highway amenities is complemented by a very close proximity to lush local parks, Bramfield Park Primary School, St Francis School and Maddington Central Shopping Centre - all within leisurely strolling distance. The likes of bus stops, restaurants and more are also nearby, further enhancing the apartment's outstanding appeal. What a gem of a buy this one is! Other features include, but are not limited to:

- Quality apartment facade
- Tiled living space
- Carpeted bedrooms
- Split-system air-conditioning in the living area
- Skirting boards
- External power point on the balcony
- Easy-care complex gardens

Distances to (approx.):

- Maddington Train Station - 650m
- Maddington Central Shopping Centre - 1.3km
- Bramfield Park Primary School - 1.9km
- Perth Airport (T1 & T2) - 17.0km
- Perth CBD - 17.4km

Water rates: \$798.88 p/a (approx.) - Total for 2022 - 2023 financial year  
Council rates: \$1590 p/a (approx.)  
Strata fees : \$308 p/q (approx.)

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.