

**121 Alcock Street, Maddington, WA 6109**

**CENTURY 21**

**Sold House**

Tuesday, 16 January 2024

121 Alcock Street, Maddington, WA 6109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 685 m2**

**Type: House**



Danny Sharrett  
0421088467

**\$560,000**

Discover comfort and simplicity in this inviting 3-bedroom, 2-bathroom residence on the renowned Alcock Street, offered to the market for the first time in almost 40 years. Having been lovingly owned and maintained by the same family since the early 1980s, this home embodies a sense of warmth and contentment. Tiled throughout, this home is perfect for those who appreciate an easy-care living space without the fuss. Upon entering, you'll find a generous dining room, separate from the kitchen and living area, creating a warm and distinct atmosphere. The dining space features a ceiling fan and ducted evaporative air conditioning, ensuring comfort all year round. Stay cosy during cooler days with the convenience of a gas bayonet point ready for your own gas-powered heater. The spacious living area, adorned with recessed downlights, adjoins the kitchen and opens up to the backyard through a glass sliding door, creating a seamless indoor-outdoor flow. The renovated kitchen boasts contemporary cabinetry and stainless steel appliances, including a convenient gas cooktop. A double door pantry offers practical storage, keeping everything within easy reach but most importantly, out of sight. The bedrooms are generously sized and finished with floor tiles, allowing you to add your own floor rugs or garnishing to add your personal touch to the space. The master bedroom is a spacious retreat with built-in robes, a ceiling fan, and a private ensuite with a sliding door granting direct access to the backyard. The main bathroom, tiled from floor to ceiling, features a spacious shower, vanity, and toilet for added convenience. Set on a roomy 685sqm block, the property offers plenty of space for a good-sized yard out the back. A timber patio with a built-in brick hearth for a BBQ\* is perfect for relaxed gatherings, and a sizable, freestanding shed offers versatility, whether used as a workshop\*\* or for additional storage. Plus, there's the added convenience of drive-thru access on brick paving from the rear of the double garage, providing added convenience for your lifestyle. This home is all about comfort and practicality. Enjoy the added benefit of being within walking distance to Yule Brook College and East Maddington Primary, moments from Harmony Fields recreational grounds, Gibbs Park, and Maddington Village Shopping Centre. Easy access to Tonkin and Albany Highways, a bus stop just 120m up the road, and proximity to the Maddington industrial area and nearby Maddington Retail Centre make this property ideal for those working locally. If you're looking for a welcoming, straightforward living space in a convenient location, Alcock Street is calling your name.

**FEATURES:**\*Renovated kitchen enjoying a gas hotplate, electric oven and plenty of cupboard storage. \*Spacious master bedroom complete with a ceiling fan, built-in robes, private ensuite bathroom and sliding door access to the backyard. \*Good-sized secondary bedrooms with bedroom 2 enjoying access to a built-in robe. \*Relaxing bathroom offering a large shower recess, vanity, toilet and full height tiles. \*Roller shutters installed over the front windows for temperature regulation and security. \*Ducted evaporative air conditioning throughout. \*Large, freestanding workshop\*\* \*Secure parking for 2 cars in the garage set behind remote operated doors with drive through access to the backyard from the rear. \*Timber patio alfresco with built-in brick hearth for you to install your BBQ.\*10 solar panels to help ease the cost of powering the home. \*Rental estimate: \$560-\$590 p/week For more information and inspection times contact: Agent: Danny Sharrett Mobile: 0421 088 467 \*Note: The BBQ shown in the photos is not in working order.\*\* \*Note: Power is disconnected to the workshop and the roller door is boarded up from the inside.

**PROPERTY INFORMATION** Council Rates: \$405.00 per qtr Water Rates: \$282.88 per qtr Block Size: 685sqm Zoning: R17.5 Build Year: 1978 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.