

**122 Attfield Street, Maddington, WA 6109**



**Sold House**

Saturday, 23 September 2023

122 Attfield Street, Maddington, WA 6109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 798 m2**

**Type: House**



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0894512600

**\$420,000**

Embrace a golden opportunity to develop on this remarkable block! Boasting an expansive 798m<sup>2</sup> block zoned R30 the choice is yours whether you envision a savvy retain and build project or a fresh start with a complete demolition and development, this property is your canvas for success. Enter this home into a large family room before the dining area off the kitchen that provides an ideal space for meals and memories. An add-on room at the rear of the house serves as a versatile fourth bedroom or multifunctional space, adaptable to your needs. Drive-through access to the backyard and extra driveway parking for multiple cars provide practicality and ample space for your vehicles. The patio running down the side of the house offers a charming outdoor retreat, perfect for alfresco dining and leisure. A substantial shed at the rear of the block enhances storage options, catering to your lifestyle requirements. With the zoning allowing for a potential 2-lot development, the sky's the limit when it comes to crafting your ultimate vision. Plus, the property backs onto Maddington Primary School, making it a one of a kind opportunity. The location adds to the allure, with a range of amenities within easy reach. Maddington Central Shopping Centre and Maddington Village Shopping Centre ensure shopping and dining are effortless. West Gosnells Shopping Centre, St Francis School, Bramfield Primary School, and Maddington Education Support Centre are all within close proximity. **WHAT WE LOVE:-** Zoned R30!!!- Double Lockable Garage- Instantaneous Gas- Split System Air-conditioners- Large Family Room- Dining Area off Kitchen- Add-on Room at rear of house/4th Bedroom- Drive-through access to backyard- Extra Driveway Parking for Multiple Cars- Patio running down side house- Large shed at rear of block- 2 Lot Development Potential- Property backs onto Maddington Primary School **WHATS NEARBY:-** Maddington Central Shopping Centre - Maddington Village Shopping Centre - Maddington Primary School : Next door- West Gosnells Shopping Centre - St Francis School - Bramfield Primary School - Maddington Education Support Centre - Nearest Bus Stop - Maddington Train Station - Perth Airport **CONTACT DEREK FOGARTY ON 0429 040 343 TODAY!** Council: \$1620.00 p.a. Water: \$902.43 p.a. (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.