

13 Cedar Way, Maddington, WA 6109



House For Sale

Tuesday, 4 June 2024

13 Cedar Way, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 405 m2

Type: House



Ronnie Singh
0430161765

End Date Process

All Offers Presented ON OR BEFORE 6:00pm Tuesday June 25th.(the seller reserves the right to sell prior to the end date) Step through your front gate and into the lush, established front gardens of this charming home. An exciting investment opportunity, or a great first home, this 3-bedroom property offers a convenient location, and cosy interior. Step inside and relish the easy-care wooden floors, leading you into the open plan living and dining area where you will stay comfortable year-round with the split system air-conditioning. At the heart of the home, the kitchen is well equipped with a 4-burner stove top, oven and ample bench space. Add some stools to make the most of the breakfast bar for casual dining or head out the back and dine in the alfresco area bordered by garden beds with beautiful mature trees. The outdoor area also includes a large storage space that can easily be converted into an activity or playroom. All bedrooms are fitted with mirrored built-in wardrobes that catch the natural light, making the rooms feel light and inviting. The ducted air-conditioning keeps the rooms at optimum temperature for ultimate comfort. The bathroom is suited to all family dynamics with a built-in bath, generous shower recess, and a separate toilet. The other wet area in the home is the laundry space, well designed to house the trough, washing machine and dryer, with direct access to the backyard for short trips to the washing line. This home combines comfort with convenience, offering 1500W solar panels to keep utility costs down, and a Rheem hot water system. Just minutes away from Albany Hwy and Tonkin Hwy, and a short drive from the train station, you can commute anywhere with ease. From this ideal location, you can walk to the local primary school, nearby parks, and the all-important local coffee shop! SCHOOL CATCHMENT East Maddington Primary School (400m) Yule Brook College (2km) RATES Council: \$Water: \$1037 approx FEATURES* Build Year: 1991* 3 Bedrooms* Wooden Flooring Throughout * Open Living Area* Split System Air Conditioning in Living Room (LG)* Ducted Air Conditioning Throughout (Breezair)* Built-in Mirrored Wardrobe in all Bedrooms* Bathroom and Toilet* Laundry Area* Tile Flooring in Kitchen* 4 Burner Gas Stove Top with Oven (Chef)* Hot Water System (Rheem)* Solar Panels – 1500W* Tandem Garage * Gabled Patio (or Additional Parking)* Rear Verandah LIFESTYLE 550m – Maddington Village General Practice 850m – Hovea Place Reserve 900m – Auric Place Reserve 1.2km – Ashford Park 1.4km – Little Bull Espresso Bar 1.8km – Zap Fitness Gosnells 1.9km – Maddington Community Centre 1.9km – Gosnells Railway Markets 2.1km – Lumen Christi College 2.3km – Foothills Shopping Centre 3.1km – Maddington Central 3.6km – West Gosnells Shopping Centre 3.6km – Southern River Tavern 4km – Seaforth Train Station 4.1km – South Metropolitan TAFE 5km – Leisure World 5km – Ellis Brook Valley Reserve 5.5km – Crestwood Community Pool 6.4km – Ellis Brook Falls 8.9km – Gosnells Golf Course 9.7km – Victoria Dam