

13 Penn Street, Maddington, WA 6109

House For Sale

Tuesday, 14 May 2024



13 Penn Street, Maddington, WA 6109

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 832 m2

Type: House



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EXPRESSION OF INTEREST

Sitting comfortably on a spacious family-sized 832m² block - and in between two lovely local reserves in Simms Park and Longie's Park, this solid 4 bedroom 1 bathroom home is as charming as they come and leaves more than enough scope for you to add further personal modern touches throughout. An inviting front lounge room makes an instant first impression with its feature character ceilings, split-system air-conditioning and access through to the open-plan dining and kitchen area - double sinks, excellent stainless-steel range-hood, gas-cooktop and oven appliances, microwave nook, tiled splashbacks, breakfast bar and all. All four bedrooms are carpeted for comfort here, inclusive of the master - also comprising of built-in wardrobes for good measure. A stylish fully-tiled bathroom services them all with its shower, separate bathtub and central vanity basin. The backyard is absolutely massive and has lot of space for the kids to run around, framed by neighbouring trees and low-maintenance gardens of its own. There is ample lawn space for fun and games too, if not a future swimming pool, workshop or "granny flat", if you are that way inclined. It is all so splendidly overlooked by a delightful shade sail and a huge pitched outdoor patio-entertaining area, fit for any occasion. Other features include, but are not limited to:

- Tiled flooring to the living and dining spaces
- Outdoor access, from the dining area
- Built-in robes
- Fully-tiled laundry with over-head storage and external access for drying
- Ducted-evaporative air-conditioning
- Security-alarm system
- Feature ceiling cornices
- Skirting boards
- Security doors and screens
- Gas hot-water system
- Under-cover clothesline
- Double lock-up carport - with access to the rear alfresco
- Dual carport roller doors
- Ample parking space out front
- Gated side access to the backyard, for extra secure parking space

832sqm (approx.) block size Stroll to more sprawling green parks from here, as well as Maddington Skate Park, shopping at Maddington Village, Bramfield Park Primary School and the Maddington Community Centre - whilst indulging in a very close proximity to East Maddington Primary School, Yule Brook College, the gorgeous Harmony Fields, bus stops, Maddington Train Station, Maddington Central Shopping Centre, Albany Highway and more. Now this is a location you will learn to love very quickly indeed! Distances to (approx.):

- Maddington Central Shopping Centre - 1.8km
- Maddington Train Station - 1.8km
- Bramfield Park Primary School - 2.3km
- Perth Airport (T1 & T2) - 15.9km
- Perth CBD - 18.2km

Water rates: \$1,072.43 p/a (approx.) - Total for 2022 - 2023 financial year Council rates: \$1670.00 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.