

16 Sandalwood Street, Maddington, WA 6109

Sold House

Friday, 25 August 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 690 m2

Type: House



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\$566,000

Two Homes in One!!! 3x1 House + 1x1 GrannyBoasting a separate 1x1 "granny flat" that represents fantastic rental value and extended-family potential or DUAL RENT OPTIONS, this solid 3 bedroom 1 bathroom residence doubles as the perfect first home or investment property, depending on your and your family's personal needs.GRANNY FLATThere is gated side access to the extra accommodation, where low-maintenance timber-look flooring graces an open-plan living, sleeping, meals, and kitchen area, complete with split-system air-conditioning, a pantry, and electric cooking appliances. There is a combined bathroom-come-laundry with a toilet, shower, and wash trough, too.MAIN HOUSEInside the main house, the bedrooms are carpeted and the bathroom is nice and stylish, comprising of a large shower and vanity for washing up. The carpeted open-plan living and dining area sits adjacent to a tiled kitchen with a range hood, gas cooktop, a separate Westinghouse oven, and access into the laundry.Overlooked by a delightful rear entertaining patio off the dining space, the backyard is nice and private and has heaps of lawn space - just like out front. A future swimming pool definitely wouldn't look out of place here, that's for sure.Other features include, but are not limited to:•Split-system air-conditioning to the living room and large master bedroom also•Security doors•Rear corner garden shed•Single lock-up carport - with backyard access•690sqm (approx.) block size•3X1 HOUSE could potentially rent separately for \$450-\$500 p/w•1x1 GRANNT could potentially rent separately for \$250-\$300 p/w•Total potential rent \$700 -\$800 p/w which is annual potential rent of \$36,400 to \$41,600Walk to East Maddington Primary School, the spectacular Harmony Fields parklands, other sprawling local parks and Maddington Village Shopping Centre from here, with Yule Brook College also nearby, just like the Gosnells and Maddington Train Stations and all of the major arteries, for easy access to Perth Airport, the city and beyond. They say that flexibility and versatility is important - and this terrific property is no exception!!!Distances to (approx.):•East Maddington Primary School - 700m•Harmony Fields - 900m•Gosnells Train Station - 2.3km•Maddington Central Shopping Centre - 3.6km•Perth Airport (T1 & T2) - 15.6km•Perth CBD - 22.4mWater rates: \$1,072.43p/a (approx.) - For period 01/07/2022 to 30/06/2023Council rates: \$2030.00 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.