

17 Kilmeston Court, Maddington, WA 6109

House For Sale

Tuesday, 14 May 2024



17 Kilmeston Court, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 706 m2

Type: House



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EXPRESSION OF INTEREST

Perfectly positioned within the most tranquil of cul-de-sac settings and just footsteps away from the lovely Peace Park nature reserve, this fantastic 3 bedroom 1 bathroom family home ticks plenty of boxes when it comes to comfortable contemporary living. Inside, a welcoming front lounge room also works well as a potential home office, preceding the open-plan family, dining, and renovated kitchen area - complete with split-system air-conditioning, sleek stone bench tops, custom storage cabinetry, a microwave nook and quality stainless-steel range-hood, gas-cooktop and oven appliances. A light-filled bathroom with a shower, vanity and under-bench storage services the sleeping quarters. The obvious pick of the bedrooms is a larger master with built-in wardrobes, split-system air-conditioning, and direct access out to the rear alfresco. Playing host to that same terrific covered outdoor patio-entertaining area, the backyard is somewhat of a "blank canvas" and leaves more than enough room for a future swimming pool too, if you are that way inclined. Out front, there is ample parking space across two driveways - as well as double side-access gates that reveal a secure spot for your boat, caravan or trailer. Other features include, but are not limited to:

- Low-maintenance timber-look flooring
- Backyard access from the main living space
- Ample power points in the family room
- Laundry off the kitchen
- Solar-power panels
- Ducted-evaporative air-conditioning
- Split-system air-conditioning
- Security window roller shutters
- Skirting boards
- Security doors
- Gas hot-water system
- Large backyard garden shed
- Secure double lock-up carport - with internal shopper's entry via the laundry
- Block size - 706sqm (approx.)

Stroll to the nearest neighbourhood playground and even Yule Brook College from here - with the stunning Harmony Fields, East Maddington Primary School, Maddington Village Shopping Centre and several bus stops also nestled within easy walking distance. The likes of Maddington Train Station, more shopping at Maddington Central and major arterial roads are all nearby and very much within arm's reach, as well. This one is as convenient as they come!

Distances to (approx.):

- Maddington Village Shopping Centre - 1.4km
- East Maddington Primary School - 1.6km
- Maddington Train Station - 2.8km
- Maddington Central Shopping Centre - 3.5km
- Perth Airport (T1 & T2) - 15.0km
- Perth CBD - 21.6km

Water rates: \$1,313.74 p/a (approx.) - Total for 2022 - 2023 financial year
Council rates: \$2050.00 p/a (approx.)

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