

2 Mariana Cl, Maddington, WA 6109

House For Sale

Thursday, 14 December 2023



2 Mariana Cl, Maddington, WA 6109

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type: House



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EXPRESSIONS OF INTEREST

Nestled on a huge 809m² block within a tranquil cul-de-sac setting, this fantastic 4 bedroom 2 bathroom family home offers great value for both owner occupiers and astute investors. Welcoming you inside is a lovely formal front lounge room and study area, with the spacious master-bedroom suite playing host to a versatile office space - also working well as a parents' retreat or nursery - and an intimate ensuite bathroom with a shower, toilet and vanity. Brilliant in its simplicity is a practical main family bathroom, where a separate shower and bathtub help cater for everybody's personal needs off the minor sleeping quarters. A large open-plan kitchen and dining area doubles as a terrific central hub of the floor plan, splendidly overlooking a generous sunken family room that is the perfect place to kick back, relax and watch some television. Outdoors, a massive covered patio area encourages all-seasons' entertaining, whilst a decent "blank canvas" of a backyard has lawn, two garden sheds and heaps of room for a future swimming pool, if you are that way inclined. Other features include, but are not limited to:

- Crisp floor tiling
- Kitchen storage pantry
- Separate oven
- Alfresco access, via the kitchen
- Separate laundry with a storage cupboard and external access for drying
- Direct backyard access from the family room
- Ducted air-conditioning
- Security roller shutters
- Skirting boards
- Security doors and screens
- Established gardens
- Remote-controlled double lock-up carport - with drive-through access to the rear
- Side storage lean-to, next to the carport
- Extra front parking space
- Block size - 809sqm (approx.)

A close proximity to child-care facilities, Yule Brook College, the sprawling Harmony Fields parklands, excellent schools, public transport and both Maddington Village and Maddington Central Shopping Centres is an added bonus, with major arterial roads - for easy access to the airport, city and more - also only a matter of minutes away in their own right. Quiet and comfortable with some convenience thrown into the mix. This is the one you have been waiting for!

Distances to (approx.):

- East Maddington Primary School - 1.3km
- Maddington Village Shopping Centre - 1.6km
- Gosnells and Maddington Train Stations - 3.6km
- Perth Airport (T1 & T2) - 18.1km
- Perth CBD - 23.3km

Water rates: \$1,273.48 p/a (approx.) - For period 01/07/2022 to 30/06/2023
Council Rates - \$2000 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.