

# 20 Clifton Street, Maddington, WA 6109

## Sold House

Tuesday, 13 February 2024



20 Clifton Street, Maddington, WA 6109

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 3971 m2**

**Type: House**



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**\$950,000**

Nestled on a sprawling block of almost an acre, this charming 3 bedroom 1 bathroom home is as solid as they come and is accompanied by a multitude of options - be it through development now or in the future or one day building your dream family abode with more space than you could ever imagine. Located in the Central Maddington Outline Development Plan this rare piece of earth offers dual street access from Clifton Street and the proposed road from at the rear of the block. There is potential to redevelop this site into approximately 11 units (subject to council approval) House Beyond a splendid front porch lies a spacious lounge room off the entry. The front second bedroom and adjacent master bedroom are both huge in size, whilst the country-style kitchen only inches away leaves more than enough room for dining - or at least casual meals. A central activity room doubles the amount of personal living zones and separates the third bedroom from a practical fully-tiled bathroom that is brilliant in its simplicity and plays host to a toilet, shower, separate bathtub, heat lamps and vanity for washing up. Outdoors, you will find a generous entertaining alfresco, as well as a powder room, a "second" kitchen with a pantry and the laundry. At the rear, a versatile "granny flat" can be whatever you want it to be, including a studio or office setup. Beyond that, there is seemingly-endless backyard space for you to do as you please - whether in the short-term or later down the track. Other features include, but are not limited to:

- Low-maintenance timber-look flooring
- Ceiling fan and charming timber cabinetry in the main kitchen
- Stainless-steel gas cooktop/oven combination in both kitchens
- Ducted-evaporative air-conditioning to the main house
- Air-conditioning and a corner pot-belly wood-fire heater in the tiled studio/granny-flat
- Feature ceiling cornices and decorative ceiling roses
- Skirting boards
- Security doors
- Large single lock-up garage, with a connecting shed and storage space
- Three separate outdoor storage sheds
- Zoning - Residential R30
- Block size - 3,971sqm (approx.)

This tranquil locale enjoys easy access to Albany Highway and is complemented by a very close proximity to lush local parks, Bramfield Park Primary School, St Francis School, Maddington Train Station and Maddington Central Shopping Centre - all within a leisurely walking distance. The likes of bus stops, restaurants and more are also nearby, adding living convenience to the opportunity of a lifetime. This one is big - in every single way imaginable! Distances to (approx.):

- Maddington Train Station - 600m
- Maddington Central Shopping Centre - 1.2km
- Bramfield Park Primary School - 1.4km
- Perth Airport (T1 & T2) - 14.5km
- Perth CBD - 17.8km

Water rates: \$928.96 p/a (approx.) Council rates: \$1520 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.