

# 20 Niobe Link, Maddington, WA 6109

## House For Sale

Friday, 19 April 2024



20 Niobe Link, Maddington, WA 6109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 329 m2**

**Type: House**



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## EXPRESSIONS OF INTEREST

This "corner cracker" of a fantastic 3 bedroom 2 bathroom home offers everything from family living to a practical layout for those seeking something a little bit more lock-up-and-leave. Conveniently located in the heart of 'Maddington Golden River Estate' within walking distance to Centro Maddington shops and Maddington train station. The obvious pick of the bedrooms is a larger master suite with a split system air con, a walk-in wardrobe and an ensuite bathroom with a toilet, shower, vanity and under-bench storage. Servicing the minor sleeping quarters is a stylish main bathroom, where a shower and separate bathtub help cater for everybody's personal needs. The open-plan living, dining and kitchen area doubles as the central hub of the house with its split-system air-conditioning unit, tiled splashbacks, double sinks, quality tap fittings, a pantry, electric oven and stainless-steel range-hood and gas cook-top. At the rear, a paved courtyard encourages tranquil outdoor entertaining, off the aforementioned living space. Conveniently located just a few steps away to Centro Maddington shops and walking distance to Maddington train station and doctor surgeries. A lovely park in front with a children's play ground. The word "convenient" is an understatement here, that's for sure! Other features include, but are not limited to:

- 3 bedrooms 2 bathrooms
- Separate laundry with a dark stone bench top, retro-style tiled splashbacks, over-head and under-bench storage cupboards and external access for drying
- Ceiling fans
- Down lights
- Security doors
- Gas hot-water system
- Double lock-up garage
- Easy-care gardens
- Block size - 329sqm (approx.)

Water rates: \$1,079.55 p/a (approx.) - Total for 2022 - 2023 financial year  
Council rates: \$1900.00 p/a (approx.)

For more information please contact the Listing Rep  
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