

# 20 Putting Green, Maddington, WA 6109

## Sold House

Wednesday, 6 March 2024



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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 525 m2

Type: House



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**\$685,000**

Stunningly situated opposite the spectacular Harmony Fields parklands - and where there are cul-de-sacs at both ends of the street, this outstanding 4 bedroom 2 bathroom home defines comfortable family living, in the most desirable of locations with children's playgrounds within touching distance. A huge front master-bedroom suite is more like a "parents' retreat" with king-sized proportions, as well as pleasant tree-lined park views, split-system air-conditioning, a walk-in wardrobe and a private ensuite bathroom with a shower, vanity and more. Separate formal lounge and dining rooms precede a spacious open-plan family, meals and kitchen area that boasts a breakfast bar for quick bites, double sinks, tiled splashbacks and modern stainless-steel range-hood, gas-cooktop and oven appliances. There is a separate study/activity area for the young ones, right beside the minor bedrooms and a practical main family bathroom with a shower and separate bathtub. Outdoors, a largely-paved backyard encourages covered alfresco entertaining and leaves heaps of room for a future swimming pool too - if you are that way inclined. Other features include, but are not limited to:

- Low-maintenance tiled flooring to the living areas
- Carpeted bedrooms
- Separate laundry, with external access for drying
- Alfresco and yard access, via the dining/family space
- Ducted air-conditioning
- Security window roller shutters
- Down lights
- Double lock-up garage
- Block size - 525sqm (approx.)
- Built in 2010

Stroll to other lush local parks and reserves from here, along with bus stops, East Maddington Primary School, Yule Brook College, Maddington Village Shopping Centre and medical facilities - with major arterial roads, more shopping at Maddington Central and the neighbourhood train station also just minutes away in their own right. This, ladies and gentlemen, is Parkside convenience at its absolute finest! Distances to (approx.):

- Yule Brook College - 650m
- East Maddington Primary School - 800m
- Maddington Village Shopping Centre - 1.0km
- Gosnells Train Station - 3.1km
- Perth Airport (T1 & T2) - 15.9km
- Perth CBD - 23.0km

Water rates: \$1,353.96 p/a (approx.) - Total for 2022 - 2023 financial year  
Council rates: \$2220.00 p/a (approx.)  
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