

21 Kilmeston Crt, Maddington, WA 6109

House For Sale

Friday, 3 November 2023



21 Kilmeston Crt, Maddington, WA 6109

Bedrooms: 7

Bathrooms: 3

Parkings: 7

Area: 764 m2

Type: House



Raveen Liyanage
0894759622



Darren Khose
0894759622

EXPRESSIONS OF INTEREST

Nestled in the most whisper-quiet of cul-de-sac locations and only walking distance away from Yule Brook College, this well-presented 4 bedroom 2 bathroom family home on a generous block also plays host to a separate self contained living quarters which possesses living options aplenty. 4X2 HOME A welcoming front lounge room invites you inside and reveals both stylish light fittings and split-system air-conditioning upon entry. Also at the front of the house is a carpeted master-bedroom suite with mirrored and fitted wardrobe, plus an additional walk-in robe for extra storage. It also plays host to a stylish, fully-tiled ensuite bathroom with a ceiling-mounted rain shower, a second shower-hose/head, a vanity and toilet. The other three carpeted bedrooms are all serviced by a practical main family bathroom and its bathtub, showerhead and powder vanity. A separate second toilet can be found off the laundry, whilst under-bench and over-head storage cabinetry sit only inches away from an external access door. The central open-plan dining and kitchen area seamlessly connects to the adjoining family room where another split-system air-conditioner keeps the main part of the floor plan super-comfortable, all year round. The kitchen itself has a dishwasher recess, a storage pantry, double sinks and electric cooktop and oven appliances. Outdoors and off the family room you will find a covered alfresco-entertaining area, overlooking a sunken backyard that is great for both kids and pets. There is a workshop at the back currently set up for the use of main 4x2 residence. Separate Self Contained Living Quarters There is also the separate self-contained living quarters with three tiled - and air-conditioned - bedroom or office spaces, a bathroom/laundry with a shower, toilet and wash trough and a tiled open-plan living, eating and kitchen area - comprising of a range hood, a gas cooktop, an under-bench oven, a double pantry and extra cupboard/storage options. A massive workshop shed in the yard helps complete this unique package. Other features include, but are not limited to:

- Low-maintenance timber-look flooring
- Security doors, screens and roller shutters
- Single carport
- Double side-access gates for secure backyard parking
- Block size - 764sqm (approx.)
- Potential Gross rental income of \$52K-\$54K PER YEAR
- Separate water and electric counters
- Colorbond fencing

Along with being able to walk to several small local parks, you and your loved ones can stroll to the stunning Harmony Fields parklands from here, as well as East Maddington Primary School, Maddington Village Shopping Centre and several bus stops. Maddington Train Station, more shopping at Maddington Central and major arterial roads are all nearby and very much within arm's reach. The word "convenient" is an understatement! 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) - 14.9km
- Perth CBD - 21.8km

Water rates: \$1196 p/a (approx.) Council rates: \$2240 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.