

22 Hibiscus Road, Maddington, WA 6109

Sold House

Wednesday, 28 February 2024



22 Hibiscus Road, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 680 m2

Type: House



Raveen Liyanage
0894759622



Hasi Kodagoda
0894759622

\$570,000

This solid 3 bedroom 1 bathroom brick-and-tile home comfortably sits on a spacious block and leaves plenty of scope for you and your family to add your own personal modern touches throughout, enhancing an ultra-convenient lifestyle in a wonderful location just footsteps from the lush Hibiscus Road Reserve up the cul-de-sac end of the street and around the corner from the sprawling green Harmony Fields parklands. A huge carpeted master-bedroom suite off the entry is the obvious pick of the sleeping quarters with its built-in wardrobes and semi-ensuite access through to a practical bathroom with a powder vanity and Roman bath/shower. Low-maintenance timber-look flooring graces a huge and inviting front lounge room with a ceiling fan and a gas bayonet for heating. There is a formal-dining room off the lounge, leading into a central kitchen with double sinks, tiled splashbacks, a range hood and a stainless-steel gas-cooktop/oven combination. The latter pleasantly overlooks a spacious and carpeted open-plan family and casual-meals area - itself playing host to split-system air-conditioning and another gas bayonet to help counter the upcoming winter chill. Both the dining and family rooms extend outside to a delightful covered patio-entertaining area. The connecting backyard is absolutely massive and is an epic "blank canvas", with a seemingly-endless lawn space catering for the needs of not only kids and pets, but those with a want or need for a future swimming pool - perhaps before next summer?! Other features include, but are not limited to:

- Wood-look floors in the dining room also
- Carpeted 2nd/3rd bedrooms, with ceiling fans
- Separate laundry, with external access for drying
- Feature ceiling cornices
- Skirting boards
- Security doors and screens
- Shaded rear pergola
- Double lock-up garage
- Ample driveway parking space out front
- Block size - 680sqm (approx.)

Also in very close proximity are the likes of East Maddington Primary School, Maddington Village Shopping Centre, the Maddington Skate Park and bus stops, with Yule Brook College, Maddington Train Station, Maddington Central Shopping Centre and major arteries within a handy radius, as well. Opportunity knocks for you here to put your own stamp on things - and loudly! Distances to (approx.):

- East Maddington Primary School - 900m
- Maddington Train Station - 3.4km
- Maddington Central Shopping Centre - 4.0km
- Perth Airport (T1 & T2) - 15.4km
- Perth CBD - 24.4km

Water rates: \$1,072.43 p/a (approx.) - Total for 2022 - 2023 financial year Council rates: \$1645.00 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.