

# 22 Putting Green, Maddington, WA 6109

## House For Sale

Saturday, 25 November 2023



22 Putting Green, Maddington, WA 6109

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 525 m2

Type: House



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0894759622

## CURRENT BID \$570,000

\*\*\*AUCTION TUESDAY 12TH OF DECEMBER, 2023 AT 6.30PM\*\*\*\*\*FINANCE BIDDERS WELCOME\*\*\*\*\*SETTLE IN 30, 45, 60 DAYS\*\*\*\*\*SECURE WITH A \$15,000 DEPOSIT\*\*\* An exclusive parkside location with cul-de-sacs at both ends of the street is where you will impressively find this magnificent 4 bedroom 2 bathroom family home that stunningly overlooks the sprawling Harmony Fields and is destined to keep everybody happy with its overall space and flow. Inside, a huge master suite is the obvious pick of the bedrooms with its sheer size, separate "his and hers" walk-in wardrobes and a private ensuite bathroom - playing host to a shower, vanity and more. A super-spacious open-plan family, games and dining area has split-system air-conditioning and is where most of your casual time will be spent, with a functional and tiled kitchen incorporated into the airy design whilst comprising of double sinks, quality tap fittings and modern stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances. A separate generous front lounge area off the entry makes an instant first impression, whilst the second and third bedrooms are both carpeted. The fourth bedroom has a built-in robe, with the minor sleeping quarters serviced by a stylish main family bathroom (with a shower and separate bathtub) and a practical laundry with external access for drying. Other features include, but are not limited to: · Double-door entrance · Low-maintenance timber-look flooring to the living areas and 4th bedroom · Carpeted bedrooms · Solar-power panels · Security roller shutters · Double lock-up garage · Side-access gate · Largely-paved backyard off the main living zone · Garden shed · Block size - 525sqm (approx.) Walk to other lush local reserves, bus stops, East Maddington Primary School, Yule Brook College, Maddington Village Shopping Centre and medical facilities from here, with major arterial roads, more shopping at Maddington Central and the local train station also just minutes away in their own right. Perfection by the park - it truly does exist! 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 For more information please contact Team Spicy on 9475 9622 Council Rates: \$2,200.00 p/a (approx.) Water Rates: \$1,353.96 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