

# 29 Clifton Street, Maddington, WA 6109

## House For Sale

Wednesday, 17 April 2024



29 Clifton Street, Maddington, WA 6109

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1136 m2**

**Type: House**



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## UNDER OFFER

Privately situated behind double driveway gates and on an expansive land holding with so much potential that include retaining this delightful 2 bedroom 1 bathroom residence is ready to either move into or rent out straight away, until you decide to develop the land around it or on what your next move will be. Inside, the living area is carpeted and the adjacent open-plan dining and kitchen space is graced by easy-care timber-look flooring. Split-system air-conditioning in this part of the house is simply an added bonus. Both bedrooms are also carpeted for comfort, with the larger master suite playing host to a walk-in wardrobe and semi-ensuite access into a practical bathroom with a shower and vanity. The second bedroom has a built-in robe of its own. Down the side, there is space for an extra vehicle to park in tandem behind the carport, whilst a connecting rear courtyard is paved for low-maintenance outdoor entertaining amidst the trees. What's left of a sprawling yard is essentially a premium "blank canvas" with ample room for whatever you please - Your destiny lies in your own hands, here. Other features include, but are not limited to:

- Entry verandah
- Access to the back courtyard, from the living room
- Kitchen storage pantry
- Separate laundry with tiled splashbacks, over-head cupboard storage and external access for drying
- Security doors
- Single carport
- Block size - 1,136sqm (approx.)

This tranquil setting enjoys easy access to Albany Highway and is complemented by a very close proximity to lush local parks, Bramfield Park Primary School, St Francis School, Maddington Train Station and Maddington Central Shopping Centre - all within walking distance of your front doorstep. The likes of bus stops, restaurants and more are also nearby, adding living convenience to this exceptional opportunity. It's time to dream big!

Distances to (approx.):

- Maddington Train Station - 700m
- Bramfield Park Primary School - 1.3km
- Maddington Central Shopping Centre - 1.4km
- Perth Airport (T1 & T2) - 14.5km
- Perth CBD - 17.6km

Water rates: \$1637.41 p/a (approx.) (Total for 2022 - 2023 financial year)  
Council rates: \$1690.00 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.