

29 Holling St, Maddington, WA 6109

Sold House

Friday, 1 September 2023



29 Holling St, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 842 m2

Type: House



Raveen Liyanage
0894759622



Hasi Kodagoda
0894759622

\$422,000

The possibilities are endless here when it comes to this established 3 bedroom 1 bathroom home and the huge block it currently sits on - whether you decide to renovate or extend, to live in on or to rent out where space will never be an issue ever again, it's completely up to you. The front yard is securely gated for peace of mind, offering ample space for either parking or kids and pets to let their already vivid imaginations run wild even further. Inside, low-maintenance timber-look flooring graces a welcoming lounge room that is kept comfortable all year round by a combination of split-system air-conditioning, a ceiling fan and a gas bayonet for heating. Adjacent to the dining area, a truly retro-style kitchen comprises of charming wooden cabinetry, double sinks, a gas cooktop and a connecting oven. Brilliant in its simplicity is a practical bathroom where a separate shower and bathtub help cater for everybody's personal needs. All three bedrooms have ceiling fans, with the master also playing host to its own air-conditioning unit on the wall, as well as three doors of mirrored built-in wardrobes for good measure. Off the dining space, you will find huge pitched and flat outdoor patio-entertaining areas, preceding a massive "blank canvas" of a backyard that can be whatever you want it to be and features an enormous lock-up workshop shed with dual roller doors for easy access. Other features include, but are not limited to:

- Separate laundry
- Roller shutters to all windows except bathroom and back bedroom
- Skirting boards
- Security-door entrance from back and front
- Instantaneous gas hot-water system
- Solar system
- Bore
- Side garden shed
- Large lock-up garage would fit in two cars back to back with a roller door
- Block size - 842sqm (approx.)
- Property to be SOLD "AS IS"

The lovely Holling Park sits just around the corner, as do bus stops and major arteries - Albany Highway included. Gosnells Train Station, a host of schools and Primewest Gosnells Central Shopping Centre are also just a short drive - or stroll - from your front doorstep, too. Throw a convenient location and a desirable lifestyle into the mix and you have yourself an opportunity that is well worth your time and money!

Distances to (approx.):

- East Maddington Primary School - 1.1km
- Primewest Gosnells Central Shopping Centre - 1.3km
- Gosnells Train Station - 1.5km
- Perth Airport (T1 & T2) - 16.2km
- Perth CBD - 19.3km

Water rates: \$1,058.79 p/a (approx.)
Council rates: \$1560.00 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.