

30 Coachwood Way, Maddington, WA 6109



House For Sale

Wednesday, 15 May 2024

30 Coachwood Way, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 737 m2

Type: House



Ashleigh Watkins
0894959999

From \$479,000

Elevate your investment portfolio with this exceptional property at 30 Coachwood Way. Boasting 3 bedrooms, 1 bathroom, and occupying a substantial 737sqm land parcel since its construction in 1973, this residence promises lucrative returns long-term for savvy investors. Currently tenanted with longstanding tenants, this home is on a lease until May 2025 for \$380 per week however with the current market rent appraisal at \$500-\$550 per week, this would be a long-term great pick up. Let's delve into why this property stands out as an excellent investment opportunity.

INSIDE:-
Three decent sized bedrooms and one bathroom.- Large main living area for all to enjoy- Added bonus of large extension off living area providing space for additional multi-purpose room- Open kitchen and dining - Versatile wrap around kitchen area with plenty of bench space with opening/servery to enormous back room- Laundry off kitchen for convenience- Comfort throughout with 1 x Split System and Ceiling Fans throughout

OUTSIDE:- Massive enclosed patio area perfect for all year round enjoyment- Carport with roller door access to inside the property via shoppers door- Extra parking out front with side driveway and gated side access to rear of property- Large grassed areas out front and back with easy care gardens- Small shed to the back side for outside storage.

LOCATION: - Located centrally in Maddington, the home is close to Albany Highway, Tonkin Highway, local amenities, Maddington Village Shopping Centre, schools and Harmony Fields just up the road making it a great opportunity for all.

IMPORTANT INFORMATION: Council Rates: \$1620 P.A. Water Rates: \$1100 P.A.*Currently Tenanted until May 2025*Don't miss out on this exceptional opportunity. Contact Ashleigh Watkins on 0414 202 727 to for further information.