

# 4 Tranquility Place, Maddington, WA 6109

## House For Sale

Thursday, 4 April 2024



4 Tranquility Place, Maddington, WA 6109

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 806 m2

Type: House



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## EXPRESSION OF INTEREST

Treat your loved ones to this exceptional 4 bedroom 2 bathroom home in a secluded cul-de-sac location, just around the corner from sprawling waterside parklands. Welcoming you inside upon entry are versatile formal lounge and dining spaces that can be set up any which way you like - even as a study or home office, if you will. Charming brickwork graces a massive open-plan family, meals, kitchen and games area, where most of your casual time will be spent. The kitchen itself is nice and functional, comprising of a breakfast bar for quick bites, double sinks, an integrated range hood, a stainless-steel gas cooktop, a separate oven, dishwasher, corner pantry and more. A handy internal shopper's entry door makes access from the secure carport very easy indeed. The spacious master suite is the obvious pick of the bedrooms with its ceiling fan, split-system air-conditioning unit, walk-in wardrobe and a sublime fully-tiled ensuite bathroom - toilet, shower, vanity and all. Servicing the minor sleeping quarters is a fully-tiled main family bathroom with a large walk-in shower. A second driveway for extra parking is simply an added bonus, there is drive through access to the "tradie's dream" of a lock-up workshop shed in the backyard. The rear yard also plays host to a putting green, a lawn area that can easily be replaced by a future swimming pool - if you are that way inclined - and a stunningly-spacious pitched patio-entertaining deck, fitting for all of those special family occasions. Within easy walking distance you will find Maddington Primary School, Maddington Central Shopping Centre, Maddington Train Station, restaurants and so much more, with everything else in very close proximity, as well. Comfortable and convenient? You bet! Other features include, but are not limited to:

- Easy-care timber-look flooring in the living areas
- Ceiling fan in the family room - along with seamless outdoor access to the alfresco deck and backyard
- Carpeted bedrooms - with a ceiling fan in one of the spare/minor rooms
- Built-in robes
- Separate laundry with under-bench and over-head storage - plus external/side access for drying
- Ducted and split-system air-conditioning
- Skirting boards
- Ducted evaporative air conditioning throughout
- Ducted gas heating throughout
- 6.5 KW solar
- Store heat pump HWS
- Parking for boat/caravan.
- Security system
- High end appliances
- Remote control electric gate to second driveway
- Security doors and screens
- Low-maintenance gardens
- Remote-controlled double lock-up carport, with internal shopper's entry via the kitchen
- Huge 806sqm (approx.) block

Distances to (approx.):

- Maddington Primary School - 900m
- Maddington Central Shopping Centre - 1.1km
- Maddington Train Station - 1.6km
- Perth Airport (T1 & T2) - 16.0km
- Perth CBD - 18.0km

Water rates: \$1,174.53 p/a (approx.) - Total for 2022 - 2023 financial year  
Council rates: \$2100.00 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.