

**42 Maley Street, Ashfield, WA 6054**

**Professionals**

**House For Sale**

Tuesday, 21 May 2024

42 Maley Street, Ashfield, WA 6054

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 779 m2**

**Type: House**



Paul Hanich  
0893783311



Denise Wellstead  
0408906075

**From \$765,000**

Whatever you do - DO NOT let this one slip away!! If you've been searching for a while, looking for that perfect place to call home, we think that this could definitely be one worth fighting for. Positioned close to the River, but in a nice private location, 42 Maley Street, Ashfield is sure to surpass all your expectations. Nestled behind a private wall and large sliding gate, you'll know you're home as soon as you pull up to the front. You're greeted by a beautiful, neat and well-maintained front façade, with mature, shady trees wrapping their limbs around you to welcome you home. A generous sized front decked verandah makes the perfect spot to sit and de-stress after a busy day, either by yourself or with special friends. With plenty of parking for your vehicles and your guests too, this one really has got the lot!! Step inside - a warm front entrance leads the way to a beautiful, separate front Lounge Room with a brick fireplace surround and stunning timber floors. This room feels exactly the way you want a lounge room to feel - and you can easily imagine yourself cozying up in front of the TV and getting lost in your favourite shows in here. The front entrance also leads you through to the Main Bedroom at the front of the house. This is a very spacious room, and boasts its own bathroom with shower and WC. Centrally located, you have a lovely Study/Home office area. Timber floors in this space add warmth, but this could easily double as an awesome second Central Sitting Room. Moving further through the home, three more bedrooms offer sanctuary for every member of the family, with space for double beds in each room, and a Bathroom/Laundry combo provides that all-important second WC, second shower, and single vanity. A tiled Dining area is positioned towards the rear of the home, but could just as well be re-located onto the adjacent landing. This well laid-out Kitchen overlooks the patio area and boasts Granite benchtops, a breakfast bar, a nice stainless steel 5x burner Smeg cooktop, and enough cupboards for every single appliance you own. OUTSIDE; Moving out the back door you find another entire world of living - A superb Gabled Patio area, all paved and providing ample space for entertaining and parties. A 9m x 6m Workshop PLUS an additional approx 50m<sup>2</sup> of Undercover side area allows you enough space to do anything you've ever dreamed of - it's just up to your imagination what you'll do out here. ADDITIONAL FEATURES & INFORMATION; • Timber frame construction - Clay tiled roof • Built approx. 1950 • Block size: 779m<sup>2</sup> • Sliding Gate @ front (not powered) • Fenced + pedestrian gate • Additional crossover parking available • Side driveway - Park trailer etc • Front Verandah with decking • Easycare front yard with mature Mango tree • Side access possible - Double gates • Undercover parking on cement driveway • All timber floors just refreshed • Gabled Patio: Paved, 2x shade screens, Heaps of power points • Approx 9m x 6m Workshop - Double roller door access + single door, Concrete floor • Gas instant HWS • Easycare back yard: Fruit trees, garden beds, Rainwater tank This one really should win a prize for its presentation and location. Situated close to the train station, and only minutes to the Airport and a short 20 minute drive to the Perth CBD, or less than 10 minutes to the magical Swan Valley, you simply could not be better located. Contact us today to arrange an inspection, or check the website for our next scheduled home open time. DISCLAIMER: This property description has been written to the best of our ability based upon the seller's information provided to us and may be subject to change. Whilst we use our best endeavours to ensure all information is correct, no warranty or representation is made as to its accuracy, buyers should make their own enquiries and investigations to determine all aspects are true and correct.