

# 43 Clovertree St, Maddington, WA 6109

## House For Sale

Saturday, 15 June 2024



43 Clovertree St, Maddington, WA 6109

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 670 m2

Type: House



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## EXPRESSION OF INTEREST

Occupying a commanding 670sqm (approx.) corner block and with exciting retain-and-build development possibilities attached to it, this solidly-built 4 bedroom 1 and 1/2 bathroom family home is extremely well-presented and splendidly overlooks the lovely Willow Way Reserve across the road, as an added bonus. The front yard and driveway is securely gated for peace of mind, with space for the kids and pets to play and run around a gorgeous citrus tree - one that precedes a large pitched patio entry verandah. Inside and servicing the bedrooms is a stylish and separate bathroom with a shower and powder vanity. The laundry has storage, a separate toilet and an extra shower too, effectively making it a second bathroom. A pot-belly wood-burner fireplace and a split-system air-conditioning unit make the open-plan living, dining and kitchen area nice and comfortable all year round, with the contemporary kitchen having been updated over time to include double sinks, a water-filter tap, tiled splashbacks and quality modern stainless-steel range-hood, gas-cooktop and oven appliances. Other features include, but are not limited to:

- Gated entry verandah
- Wood-look floors to the living area
- Tiled and timber-look bedroom flooring
- Mirrored built-in wardrobes
- Feature ceiling cornices
- Down lights
- Security doors and screens
- Secure driveway parking options
- 670sqm (approx.) block size
- Parkside location

A huge enclosed patio - accessible via the laundry and via double French doors off the dining space - offers either year-round indoor-outdoor entertaining, or the perfect versatile second living zone. It also flows out to a fantastic covered patio area that encourages further alfresco-style entertaining in the form of a full "second" kitchen with exceptional stainless-steel range-hood, gas-cooktop, oven and barbecue appliances, double sinks and so much more. Also at the rear of the property and amidst the vines are a drying courtyard and a large workshop-come-storage shed that any budding tradesperson would be proud to call their own. Perched within equal walking distance to both East Maddington Primary School and the stunning and sprawling local Harmony Fields parklands, this promising residence is also close to the likes of Yule Brook College, shopping at Maddington Central, the Gosnells and Maddington Train Stations and all of the major arteries - for easy access to the city and Perth Airport. Secure your future in this wonderful parkside location today, before it's too late!

Distances to (approx.):

- East Maddington Primary School - 400m
- Harmony Fields - 400m
- Maddington Train Station - 3.2km
- Maddington Central Shopping Centre - 3.7km
- Perth Airport (T1 & T2) - 15.6km
- Perth CBD - 22.2km

Water rates: \$1,140.53 p/a (approx.) - Total for 2022 - 2023 financial year  
Council rates: \$1750.00 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.