

**45 RIVER AVENUE, Maddington, WA 6109**



**Sold House**

Monday, 14 August 2023

45 RIVER AVENUE, Maddington, WA 6109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1012 m2**

**Type: House**

## Contact agent

Secure this potential triplex block with charming cottage in Maddington's premier river district. Located on the highly sought after River Avenue, this large 1012sqm block is zoned R30 which means you can demolish the cottage and build three new houses or potentially retain the cottage and build two dwellings at the rear. Alternatively, move in and enjoy cottage life with a massive back yard or lease the property at a time when Perth rental prices keep skyrocketing! The expected rental yield for this property is between \$450 and \$500 per week and more if rented as a furnished dwelling. Please telephone to view the home. -?Electrical safety certificate of rewiring with RCDs, smoke alarms undertaken 6 October 2018 -?Solatube light in main living area-?Air conditioning in selected rooms-?Electric cook top and oven-?Electric HWS-?Sunroom -?Paved back yard directly behind house-?Garden shed (small)-?Established fruit trees-?River-rich soil, ideal for growing shrubs and treesDistances to (approx.):-?750 meters to Maddington Primary School-?1.4 Km to the Maddington Train Station-?1.1 Km to Maddington Centro Shopping Centre-?1.1 Km to Maddington Medical Centre -?11.6 Km to Curtin University-?16 Km to Perth Airport-?17 Km to Perth cityCouncil Rates approx. \$1,526.05 paWater Rates approx. \$865.00 paDisclaimer: While 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.