

**47 Maritana Road, Kallaroo, WA 6025**

**LISTED**

**Sold House**

Thursday, 26 October 2023

47 Maritana Road, Kallaroo, WA 6025

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



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**\$785,000**

With the lovely Bridgewater Park to one side and the stunning Maritana Park Natural Area and conservation reserve bushland only one house away in the other direction, this solid 3 bedroom 1 bathroom brick-and-tile home is in the perfect position in which to secure your future, nestled on a large 683sqm (approx.) block with exciting R20/40 zoning, a generous 18.1-metre frontage and plenty of development potential attached to it. With the house still able to be lived in or rented out until you plan what your next move will be, all that is left to do is to embrace a convenient coastal lifestyle that is close to excellent schools, shopping, glorious beaches, Hillarys Marina, the new Hillarys Beach Club, public transport, the freeway and so much more. A world of possibilities awaits!

**WHY YOU SHOULD BUY ME:**

- A unique chance to enter into a sought-after location where your ideas could very well become reality, on what is essentially a dream “blank canvas”
- A huge front lounge room that is carpeted for comfort, has a ceiling fan, boasts split-system air-conditioning, is graced by charming brickwork and opens out to the rear verandah, as well as a clean slate of a backyard that can be whatever you want it to be
- Tiled kitchen and dining area with high raked ceilings, a fan, pine-clad walls, a breakfast bar, double sinks, a Chef electric cooktop, a Lofra stainless-steel oven, splendid views out to the yard and direct access to the back verandah
- Separate sleeping quarters, inclusive of a huge carpeted master bedroom with split-system air-conditioning, a ceiling fan, character brickwork, two side-by-side built-in double wardrobes and access out to the verandah and yard for a seamless indoor-outdoor integration
- Large 2nd bedroom – also carpeted
- Carpeted 3rd bedroom – off the kitchen
- Practical bathroom, where a separate bath and shower caters for everybody’s personal needs
- Double lock-up garage – with dual roller doors

**OTHER FEATURES:**

- Separate laundry with storage and access out to a large paved drying courtyard that is gated and secure
- Powder room
- Double linen press
- Feature timber skirting boards and door frames
- Security doors and screens

**WHAT THE FUTURE HOLDS:**

- This promising parkside property sits very close to Springfield Primary School and even Whitford Catholic Primary School via the nearby underpass, with beautiful Mullaloo and Whitfords Beaches, bus stops and the Westfield Whitford City Shopping Centre all only minutes away in their own right – a magnificent location beckons.
- Currently Tenanted. Long term tenant wishing to stay.

**DISTANCE TO:**

- Bridgewater Park – one minute (20 metres approx.)
- Whitford Catholic Primary School – four minutes (1.2 kilometres)
- Springfield Primary School – two minutes (700 metres)
- Westfield Whitford City Shopping Centre with restaurants, bars and cinemas – five minutes (1.3 kilometres)
- St Mark’s Anglican Community School – five minutes (1.9 kilometres)
- Mullaloo Beach – five minutes (2.6 kilometres)
- Whitfords Beach – five minutes (2.7 kilometres)
- Hillarys Beach Club – six minutes (3.6 kilometres)
- Whitfords Station – eight minutes (3.9 kilometres)
- Hillarys Boat Harbour – 10 minutes (5.4 kilometres)
- Perth CBD – 28 minutes or 24.0 kilometres (approx.)