

6 Blackburn Street, Maddington, WA 6109

House For Sale

Friday, 27 October 2023



6 Blackburn Street, Maddington, WA 6109

Bedrooms: 4

Bathrooms: 2

Parkings: 22

Area: 1012 m2

Type: House



David Edmonds

0410411246

FROM 1 - 1.1 MILLION

ATTENTION: MUST CALL FOR PRIVATE VIEWINGS FROM MONDAY - FRIDAY BY APPOINTMENT ONLY BETWEEN 9 AM - 7 PM WEEKEND PRIVATE VIEWINGS AVAILABLE BY NOTICE ONLY STUNNING HOUSE - MASSIVE W/SHOP - ZONED MIXED USE From the moment you pull up at 6 Blackburn Street Maddington, zoned Mixed Business Ready and waiting for your new business opportunities, subject to council approvals. Some examples, home business, medical centre, place of worship, shop / restaurant / café, offices, showrooms, childcare or family day care, community purposes, convenience store, amusement centres, eating establishments and appropriate industrial activities – perfect for plumber or electrician. This gorgeous character 4-bedroom home, with white picket fence and spacious veranda makes the perfect home or business opportunities, with ample parking, the property is absolutely immaculate presentation inside and out. What sits behind the residence down the long driveway is certainly something else, a massive approx - 250m² workshop with extra height, plus 2 large mezzanine floors for extra storage space, 2 spacious office rooms, disabled bathroom with shower and W/C, next to the workshop has an 10m x 3m side storage area with gate plus additional space at the rear of the workshop. House features include: Land size: 1011m² Zoned mixed use Main Residence: 3 Bedrooms plus the existing garage which has been converted into a large room, perfect use as a 4th bedroom, teenagers retreat, additional living space / games room Renovated Bathroom French doors & character windows High ceilings & feature lighting Character patio Easy care artificial turf, Poured limestone & coloured concrete 5m Wide side access with long driveway to workshop plus ample additional parking Rear Workshop: massive workshop with large roller doors 2 Spacious Office / rooms Kitchen Area Bathroom with W/C and shower Powered workshop Side access concrete area, space for additional 2 cars Additional concrete space at the rear of the workshop Location: Located in a prime location, close to all amenities. Do not miss your opportunity to be the proud owner of this wonderful opportunity or home with loads of parking for the cars, boat, caravan, perfect for the tradesman or car enthusiast. Please find the link to the City's draft Local Planning Scheme 24 here - <https://www.gosnells.wa.gov.au/cmis/document/ecm/document-7231809> You will find the zoning table on pages 12 and 13 of the above link to find what uses can be applied for in a Mixed-Use zone or please email as I can provide a copy ATTENTION: MUST CALL FOR PRIVATE VIEWINGS FROM MONDAY - FRIDAY BY APPOINTMENT ONLY BETWEEN 9 AM - 7 PM WEEKEND PRIVATE VIEWINGS AVAILABLE BY NOTICE ONLY