

# 66A Gosnells Road West, Maddington, WA 6109

## Unit For Sale

Thursday, 1 February 2024



66A Gosnells Road West, Maddington, WA 6109

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 305 m2

Type: Unit



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## EXPRESSION OF INTEREST

Quality low-maintenance modern living comes to the fore here, from within the walls of this superb 4 bedroom 2 bathroom single-level home that will suit everybody from families to down-sizers - and the like. A huge carpeted master-bedroom suite at the front of the residence features a walk-in wardrobe, as well as an intimate ensuite bathroom with a shower, vanity and toilet. Full-height built-in robes with one mirrored slider grace each of the carpeted minor bedrooms that are all serviced by a well-appointed main family bathroom with a shower and separate bathtub that help cater for everyone's personal needs. Easy-care timber-look flooring dominates the spacious open-plan living, dining and kitchen area - where most of your casual time is destined to be spent. The sleekest of kitchens itself comprises of sparkling stone bench tops, a double-door storage pantry, double sinks, a dishwasher recess and excellent stainless-steel range-hood, gas-cooktop and oven appliances. At the rear and off the living space lies a pleasant paved entertaining courtyard, overlooking a spacious wraparound backyard that can be whatever you want it to be. A future swimming pool wouldn't look out of place here, nor would a workshop shed or cubby house for the kids. Other features include, but are not limited to:

- Tiled laundry with linen storage and external access for drying
- Down lights
- External power points
- Colorbond fencing
- Double lock-up garage with internal shopper's entry
- Low-maintenance gardens and artificial turf

305sqm (approx.) block size

Stroll to bus stops, East Maddington Primary School, the spectacular Harmony Fields parklands and even Maddington Village Shopping Centre from here, with Yule Brook College also nearby, just like the Gosnells and Maddington Train Stations and all of the major arteries for a seamless route to Perth Airport, the city and beyond. Stylish convenience well and truly awaits you!

Distances to (approx.):

- East Maddington Primary School - 1.1km
- Harmony Fields - 1.2km
- Gosnells Train Station - 1.7km
- Maddington Central Shopping Centre - 3.3km
- Perth Airport (T1 & T2) - 15.7km
- Perth CBD - 22.4km

Water rates: \$749.19 p/a (approx.) - Total for 2022 - 2023 financial year

Council rates: \$1150.00 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.