

**67 Kelvin Road, Maddington, WA 6109**



**Sold House**

Tuesday, 7 May 2024

67 Kelvin Road, Maddington, WA 6109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 816 m2**

**Type: House**



Mahi Masud

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**\$575,000**

Don't miss your opportunity to secure this fantastic 3 bedroom 1 bathroom home on a triplex potential block! Zoned residential development R40! Ideally located on Kelvin Rd in Maddington, the property is perfectly positioned for access to shopping and dining, and close to public transport options! Only a short drive or walk to the Maddington train station and walking distance to the Maddington Sporting Complex. Potential Plus – This large 816 sqm block is ideally located and offers the new owner plenty of investment options. Zoned for Residential Development, with special planning the block could be subdivided or developed in many different ways. With a rental estimate of \$500 - \$650 per week the property also offers fantastic rental returns. This rock-solid brick and tile home has everything you and your family could need. With a great size air-conditioned lounge/living room at the front of the home, there is plenty of space to relax. There is a fresh and modern kitchen fully equipped with all stainless-steel appliances and plenty of storage. The kitchen flows out onto an open plan dining area for those family meals. There is a second huge living room/rumpus room off the kitchen which would be ideal for the kids or even as a separate parents retreat! There are 3 great sized bedrooms, with the Master suite having built in robes and ceiling fans throughout all. One of the smaller bedrooms even has its own access to the backyard! There is a separate toilet and laundry room for convenience and a large family bathroom with both a shower and a bathtub for the kids. Outside the benefits continue with a huge fully fenced back yard, paved area for entertaining and even a garden shed to store the essentials. There is a single carport for keeping your vehicle out of the weather and secure fencing along the front of the home. Important Information Council Rates: approx. \$1800 per annum Water Rates: \$1,004.29 per annum Rental Appraisal: Estimated Rent Range - \$550 - \$650 per week Land Size: 816 sqm block Zoning: R40 - Medium Density Res. This fantastic family home presents the new owners with plenty of investment opportunities and is sure to be snapped up quickly. For more information or to schedule a viewing please contact Mahi on 0449608412 or see the Smart Realty website.