

73 Mannikin Way, Maddington, WA 6109



House For Sale

Friday, 17 May 2024

73 Mannikin Way, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 453 m2

Type: House



Kaj Arora

0404369148



David Bombara

0862752777

BEST OFFERS FROM \$769,000

Calling all savvy investors, developers, and locals for this new built NDIS approved house! Welcome to a TERRIFIC opportunity at 73 Mannikin Way, Maddington. This property isn't just a place to invest-it's an invitation to capitalise on your portfolio. One of the MOST DESIRABLE in this sought cul-de-sac of Maddington. With a modern built that effortlessly combines style and comfort, every corner whispers of a life filled with joy. But what truly sets this home apart is its seamless integration of indoor and outdoor expansive living all approved by NDIS. Picture evenings spent on the alfresco, basking in the gentle breeze from the nearby touristic Lesmurdie Falls & hills as you unwind with a drink in hand. The sky painted in shades of pink and orange, casting a warm glow over the vast backyard, brimming with potential. Here, the possibilities are endless, and the returns & benefits for an investment portfolio is unlimited. Yet, the charm of 73 Mannikin Way goes beyond its stylish exterior. With three bedrooms and 3 bathrooms, it's tailor-made for families or tenants seeking spacious modern comfort. Convenience is paramount in this sought-after neighbourhood. Just a short drive from Perth City and Perth Airport, and mere minutes from Maddington Central, all your daily needs are within easy reach. Schools, parks, and attractions like Lesmurdie Falls and the Lions Lookout are also close at hand, promising endless adventures. Whether you dream of creating mixed-use residential spaces or exploring the feasibility of short stays, it is yours to shape. The current rental yield is \$850 per week, the returns on investment are nothing short of promising while getting a MOVE IN READY House. Investing in NDIS properties could help you: ☑ Pay off your home loan. Forget paying off your mortgage over 30 years! With a NDIS investment property fetching a huge return each year, you could have your loan paid off in just a few short years. ☑ Save for retirement. By purchasing NDIS properties inside an SMSF, you can take advantage of concessional tax rates and accumulate money ready to fund your retirement. Or, for anyone looking to retire early, purchasing an SDA investment property outside of super could provide enough cash flow to fund your lifestyle without needing to meet a condition of release to access the money like you would if the property was inside super. ☑ Set your family up for a financially free future. Most people dream of financial freedom. This unique investment opportunity may offer the tools you need to reach financial freedom for not only yourself but for future generations to come.

Desirable Features: ☑ Alfresco, ideal for entertaining. ☑ 2020 new built ☑ Modern kitchen with fresh updates. ☑ Convenient laundry with backyard access. ☑ Ducted reverse cycle air conditioning ☑ Additional living spaces: theatre and activity room. ☑ Bright interiors with abundant natural light. ☑ Covered outdoor entertaining space ☑ Spacious, landscaped backyard ☑ Expansive frontage for caravans, boats, and multiple cars. Nearby Amenities: ☑ Maddington Village Shopping Centre: 2.1 km away. ☑ East Maddington Primary School and Yule Brook College: Within 1.23 to 2 km. ☑ Maddington Train Station: 3.7 km away. ☑ Maddington Central Shopping Centre: Approximately 4.3 km, an 8-minute drive. ☑ Perth Airport (T1 & T2): Approximately 12 km, a 20-minute drive. ☑ Perth CBD: Approximately 21.8 km, a 25-minute drive. ☑ Lesmurdie Falls & Lions Lookout: Approximately 10 km, a 10-minute drive. Contact Kajall Arora from Omeo Property Group on 0404 369 148 or David Bombara on 0413 803 807 to schedule your private viewing or to organise a virtual viewing.**Disclaimer: While every effort has been made to ensure accuracy, Omeo Property Group does not guarantee the information's correctness. Interested parties are encouraged to conduct their own inquiries for verification. Council Rates: \$2,110.00 per annum. (approx.) Water Rates: \$1,303.65 per annum. (approx.)