

8/12 Auric Place, Maddington, WA 6109

House For Sale

Friday, 1 December 2023



8/12 Auric Place, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Raveen Liyanage
0894759622



Darren Khose
0894759622

EXPRESSIONS OF INTEREST

A tranquil cul-de-sac location just footsteps away from the lovely Auric Place Reserve is the fitting setting for this solid 3 bedroom 1 bathroom brick-and-tile villa that defines contemporary low-maintenance living for small families, singles, couples, down-sizers - and even tenants of astute investors - alike. A carpeted front lounge room with a ceiling fan welcomes you in to say hello, preceding the easy-care flooring of a light, bright and open-plan dining and kitchen area. Outdoor access to an enclosed and paved entertaining courtyard with plenty of space and a gate that links it to the carport. All three bedrooms are carpeted for complete comfort here, inclusive of a larger master suite that also features its own split-system air-conditioning unit, as well as semi-ensuite access into a practical bathroom with a separate bath and shower. The "blank canvas" of a backyard also has a garden shed for good measure. Other features include, but are not limited to:

- 2nd bedroom with built-in wardrobes
- Outdoor access from the laundry
- Manual security window roller shutter to the master bedroom
- Security-alarm system
- Skirting boards
- Security doors
- Single carport
- Space to park a second car adjacent
- Block size - 312sqm (approx.)

Convenience is key, with this hidden gem nestled very close to shopping, schools, public transport, other everyday amenities and major arterial roads. Just move on in and enjoy! Distances to (approx.):

- Maddington Primary School - 1.1km
- Maddington Train Station - 1.1km
- Maddington Central Shopping Centre - 2.3km
- Perth Airport (T1 & T2) - 17.6km
- Perth CBD - 22.1km

Water rates: \$990.69 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Council rates: \$1610 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.