

82 Pitchford Avenue, Maddington, WA 6109

Professionals

House For Sale

Thursday, 23 November 2023

82 Pitchford Avenue, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 755 m2

Type: House



KhengYee Lim
0481091139

Offers from \$459,000

Opportunity Arise! Secure Your Future Here In More Ways Than One! Boasting an exciting R20/R30 zoning, this spacious 755m² block with a generous width of 22.2m currently plays host to a solid 3 bedroom 1 bathroom brick-and-tile home, and giving you the option of either living in or renting it until you plan what your next move will be. Located in a quiet cul-de-sac, this home comes with two separate living areas, generous sized bedrooms, a separate kitchen and a spacious courtyard perfect for outdoor entertaining, while the good storage options ensure that you'll have plenty of space to keep everything organized. To top it all off, the property also boasts an exclusive tandem garage giving you the room to fit two cars, providing secure and convenient parking for you and your family. The property's location is truly exceptional. Sitting right opposite East Maddington Primary School, living so close to Maddington Village Shopping Centre, medical facilities, parklands and bus stops, you'll love the ease of living that comes with having all your daily needs just a stone's throw away.

Rental Estimate - \$480 to \$520 per week

WHAT YOU WILL LOVE:

- Zoning R20R30
- 3 generous sized bedrooms
- Front lounge room
- Classic and practical 'U'-shaped kitchen with lots of cupboards and built-in pantry
- Separate dining/living room
- Main bathroom with shower & bath and vanity
- Laundry and separate toilet
- Rear patio
- Outdoor storage shed
- Gas hot water system
- Remote controlled tandem garage giving you the undercover parking space for two cars
- Security screen to door and windows
- Established connection to utilities (incl. main sewer)

OPTIONS abound for the savvy investor:

1. Living in or renting it out.
2. Retain existing dwelling and develop at the rear.
3. Demolish and develop full block - sell off as land or build on. (Subject to Council Approval)

Whether you are looking for a home or investment property, this is sure to tick most the boxes. For further details and viewing appointment please contact Lim on 0481 091 139.

WHAT YOU WANT TO KNOW: Built: 1979 Floor Area: 110m² Council rates: \$1,630.00 per annum Water rates: \$1,031.55 per annum (2022-2023) (approximate):

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.