

# 9/71 River Avenue, Maddington, WA 6109

## Sold House

Monday, 4 September 2023



9/71 River Avenue, Maddington, WA 6109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 260 m2**

**Type: House**



Raveen Liyanage  
0422358893



Hasi Kodagoda  
0894759622

**\$380,000**

The simple life awaits you here from within the walls of this stylish 3 bedroom 2 bathroom villa, perfectly positioned in a modern and well-maintained complex - and up the quieter parkside end of the street, too. The main hub of an open-plan living, dining and kitchen area is impeccably tiled and impressively boasts sparkling stone bench tops, a breakfast bar, pantry storage, a range hood, a gas cooktop and an under-bench Bosch oven for good measure. All three bedrooms are carpeted for comfort, with both bathrooms - including the master ensuite - comprising of showers, toilets and sleek stone vanities. At the rear and off the living space, an intimate outdoor alfresco entertaining area complements a private backyard setting with room for either kids or pets - or even both. Other features include, but are not limited to: • Tiled kitchen splashbacks • Built-in wardrobes • External down lights • Colorbond fencing • Double lock-up garage • Low-maintenance gardens • Side access • Property is currently leased under National Rent Assistance Scheme which allows up to approximately \$11,000 government incentives to investors Only walking distance away lie the likes of Maddington Primary School, Maddington Central Shopping Centre, Maddington Train Station and picturesque waterside parklands, whilst bus stops on Albany Highway, restaurants, fitness facilities and more are all nearby and very much within arm's reach of this surprisingly-convenient location. A desirable lock-up-and-leave lifestyle is on offer to you, here! Distances to (approx.): • Maddington Primary School - 1.0km • Centro Maddington Shopping Centre - 1.2km • Maddington Train Station - 1.7km • Perth Airport (T1 & T2) - 16.3km • Perth CBD - 18.2km Water rates: \$923 p/a (approx.) Council rates: \$1560 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.