

9 Maddox Crescent, Melville, WA 6156

Sold House

Wednesday, 20 September 2023

9 Maddox Crescent, Melville, WA 6156

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 847 m²

Type: House



Team Trolio

0414498596

\$915,000

ALL OFFERS PRESENTED BY TUESDAY 26th SEPTEMBER 2023 (UNLESS SOLD PRIOR). Nestled on a spacious 847sqm (approx.) block opposite the local shopping and commercial precinct, this charming 3 bedroom 1 bathroom home is being brought to market for the very first time and even has the potential to develop into an exciting triplex site, subject to council and Western Australian Planning Commission approvals. To be sold on an "as is" basis, this solid residence does have plenty of scope to be renovated if need be and can possibly be modified to a retain-and-subdivide scenario, forming two separate lots once all is said and done. For now though, you can enjoy splendid tree-lined views from the entry terrace, with character wooden floorboards gracing a front lounge room that warmly welcomes you inside. The adjacent open-plan dining and kitchen area keeps meals and conversation somewhat separate and is kept comfortable by split-system air-conditioning. At the rear, a delightful patio and connecting paved courtyard area encourage outdoor entertaining, overlooking a spacious "blank canvas" of a backyard whose future is yet to be determined. This early-1960s classic overlooks the Melville Professional Centre, a Woolworths supermarket, the Super Bowl Melville complex and several restaurants, whilst conveniently located close to Melville Senior High School, Melville Primary School, lush local parklands (including Kadidjiny Park), public transport, the popular Blend Café and Pizza Bar, our picturesque Swan River, the Bicton Baths, more shopping at Melville Plaza, Kardinya Park and Westfield Booragoon and major arterial roads – for easy access into the Fremantle, to the coast, the city (via the freeway), Murdoch University, the St John of God Murdoch and Fiona Stanley Hospitals and so much more. This is the golden opportunity you have been waiting for. Unlock the past whilst building a brighter future that has your vision and ideas written all over it! Other features include, but are not limited to:

- High ceilings and feature cornices throughout
- Jarrah timber flooring
- Heater in the lounge room
- Robinhood range hood in the kitchen
- Electric cooktop/oven
- Practical bathroom with a separate bathtub, shower and retro sink/vanity
- Separate toilet with access from both the bathroom and laundry
- External access from the laundry
- Large linen press
- Skirting boards
- Security doors
- Fruit trees
- Double side-access gates for extra secure parking
- Possible Lot 1 (239sqm approx.), Possible Lot 2 (224sqm approx.) and Possible Lot 3 (234sqm approx.) if subdivided as a triplex – with approximately 150sqm of common property/driveway
- Built in 1963 (approx.)

Floorplan available on request. Contact Exclusive Listing Agent, Zvon Mikulic, now on 0439 811 023 to arrange your private viewing today! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.