

19 Conifer Street, Maddington, WA 6109



House For Sale

Tuesday, 2 July 2024

19 Conifer Street, Maddington, WA 6109

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 734 m2

Type: House



Adam Bettison

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From \$549,000

Welcome to this beautifully rendered brick and tile four-bedroom, one-bathroom home. Built in 1977 originally, the property has plenty to love including a rear sleepout, large garden shed, split cycle air conditioning, lots of windows to maximise natural light, and drive through access to the backyard. Can you retain and build on the property? Your opposite neighbour has... there's so much potential! The home enjoys 104 square metres of internal living space not including the sleepout or patios, and is placed on a comfortable 734 square metre block. Vacant and immediately ready to be lived in and enjoyed, or leased out as your next investment property purchase - with a market rent of \$600 per week - contact our team today!

Property Highlights:- Four-bedroom, one-bathroom home built in 1977- Total block size of 734 square metres- Zoning is R20/30, retain and build subdivision may be possible subject to approvals- Large patio spaces and private feeling- Light-filled living with multiple skylights- Enclosed outdoor space and large sleepout- Kitchen with built-in gas oven and stovetop- Split cycle air conditioning unit- Short walk from Maddington Village Shopping Centre- Council rates of approximately \$1850 per annum- Water Rates of approximately \$1127 per annum

Investor Summary:- 19 Conifer Street is currently vacant and ready for immediate leasing activity- Market rent is approximately \$600 per week- Based on a purchase price of \$549,000, this property has an estimated rental yield of 5.7%!- HouseSmart Real Estate is highly active in Maddington and the surrounding areas, and can provide high quality property management services throughout settlement and beyond!- Property is 734 square metres and zoned R20/30 for potential retain and build subdivision, subject to approvals.

Welcome home! Approaching this property, you will notice it is set back from the road, with a large patio area providing usable front yard space and privacy. There is a front garden bed and a single car carport, with a gate providing drive through access to the rear. There is plenty of space for parking with a double width driveway. Stylish limestone brick retained garden beds provide congruence with the light cream render of the main home giving the home a pleasing and uniquely attractive feel. Stepping inside, you will walk across tile flooring into the open plan living space. This area is kept bright and comfortable with multiple full height windows (with security screens), skylights and a split cycle air conditioning unit. There is plenty of space here for dining, relaxing, and living. Entertain with ease in a kitchen with a large L-shaped benchtop. This preparation area is well served by a built-in gas oven and stovetop. From the double sink under the window to the plenty of cabinetry, everything is positioned to make mealtimes special. There is also a skylight which maximises natural light inside. Spearmint cabinets match feature tiles placed among a white tile splashback. The kitchen connects to the dining area via an archway and a glass sliding door leads directly to the rear outdoor sleepout space. This home has 4 spacious bedrooms and 1 bathroom. Entering the bedrooms, you will find large windows offering views of either the street or the backyard. All bedrooms have carpet flooring, vertical blinds, and security screens. Moving to the bathroom, it showcases wrap around tiling, a combined bath and shower unit, a stylish rose-pink coloured retro vanity, and a large mirror. Walk through the outdoor enclosed sleepout area which is perfectly poised for conversion into additional bedrooms, hobby space or outdoor entertaining areas. Outside - there's a paved brick area and plenty of grass. You can also explore the oversized rear garden shed, ideal for storage and project work. There is a single car width gate that opens to the carport, giving drive-through access to the backyard. Additionally, this home has a laundry that opens up directly to the rear sleepout space, providing ample room for appliances. Living here means you are in a dynamic urban environment with diverse possibilities. Easily access the whole of Perth via Albany, Roe and Tonkin Highways. The Kenwick and Maddington Heritage trail is also very close, offering a self-guided tour of the area's cultural and natural heritage. Maddington has heaps going on - check out the Local Planning Policy 5.10 for more information - there's a multifaceted program of community, economic, and urban regeneration initiatives supporting sustainable growth in the City of Gosnells including Maddington and Kenwick. You are a short walk from Maddington Village Shopping Centre and Harmony Fields park and oval. A short drive takes you to Maddington Central Shopping Centre. You will also notice it is a short 5-minute drive from Maddington Train Station and there are bus routes available on Westfield Street. Commuting and further travel options are available, making commuting simple. Don't miss out on this excellent opportunity to own a slice of Maddington!