

23 River Avenue, Maddington, WA 6109

House For Sale

Sunday, 23 June 2024



23 River Avenue, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 341 m2

Type: House



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EXPRESSION OF INTEREST

Aside from its prominent corner position that commands attention, this near-new 3 bedroom 2 bathroom single-level home offers quality modern low-maintenance "lock-up-and-leave" living for all involved. The open-plan family, dining and kitchen area is crisply tiled and has a gas bayonet for heating, with stunning kitchen itself oozing class in the form of sparkling stone bench tops, attractive splashbacks, a full-height double-door storage pantry, double sinks, an integrated range hood, a gas cooktop, an under-bench oven, a dishwasher recess and more. A separate carpeted theatre room is massive in its proportions and doubles personal living options, whilst the larger master suite highlights the bedrooms with its striking recessed ceiling, walk-in wardrobe and sumptuous fully-tiled ensuite bathroom - comprising of a rain shower and twin "his and hers" stone-vanity basins. Outdoors and off the main living zone lies a wonderful covered alfresco area, suitable for either relaxing or courtyard entertaining. Other features include, but are not limited to:

- Double doors to the living zone
- Feature recessed ceilings to the living spaces, bedrooms and entry foyer
- Carpeted bedrooms
- Full-height built-in robes in the 2nd/3rd bedrooms
- Fully-tiled main bathroom with a shower, separate bathtub, stone vanity and under-bench storage cupboards
- Ducted reverse-cycle air-conditioning
- Feature stepped "trio" ceiling cornices
- Down lights
- Internal profiled doors
- Feature skirting boards
- Double lock-up garage

• Block size - 341sqm (approx.)

• Built in 2023 (approx.) Only walking distance away sit 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. An impressive lifestyle awaits you here, on the corner! Distances to (approx.):

- Maddington Primary School - 550m
- Maddington Train Station - 1.1km
- Centro Maddington Shopping Centre - 1.2km
- Perth Airport (T1 & T2) - 15.9km
- Perth CBD - 18.0km

Water rates: \$1,127.64 p/a (approx.) Council rates: \$1760.00 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.