

25 Kirin Way, Maddington, WA, 6109

House For Sale

Wednesday, 25 September 2024



25 Kirin Way, Maddington, WA, 6109

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Perfect First Home or Investment!!

Do you want to make an offer? Follow the link to submit an offer -

<https://www.thebestrealty.com.au/offer-submission-form/>

Alternatively, SCAN the QR Code in one of the photos to also submit your offer!

VIDEO walk-through AVAILABLE via WhatsApp - TEXT - "25 KIRIN WAY" to 0430883582

Yad Gill & Aman Singh from The Best Realty Group present 25 Kirin Way, Maddington to the market! This freshly painted, spacious and charming 4-bedroom, 2-bathroom house is the perfect place to call home.

This beautiful house has just finished a full renovation swing & is now awaiting its new owner to call it home! Situated on a generous 641 sqm land area, this property offers ample space for your family to grow and thrive.

Upon entry, you will find a Formal lounge area. Walking further down, witness a well-designed interior with a functional open-plan floor plan. The kitchen is a highlight, featuring modern appliances and plenty of storage space. The open living areas are perfect for entertaining guests or spending quality time with your loved ones.

The bedrooms are spacious and offer ample natural light, providing a peaceful retreat for everyone in the family. The bathrooms are well-appointed and feature quality fixtures and fittings.

Car garage for 2 cars, there is plenty of room for all your vehicles. The property also benefits from its corner location, providing easy access and additional privacy.

With a 600m² corner Block, this property offers a perfect blend of urban convenience and natural beauty. You will find yourself surrounded by beautiful trees and vegetation, creating a peaceful and serene atmosphere.

Features at a glance -

- Built-in 1995, ensuring a solid and well-built structure.
- Freshly painted
- 4 bed, 2 bath & cars to park 4+ cars in the Driveway
- Master Bed with Walk-in Robe & Ensuite
- Open-plan Living, Kitchen & Dining area with Easy-to-maintain Neutral Tiles
- Newly installed 900mm Kitchen Appliances
- Ducted Evaporative Aircon
- Brand new Motor for Garage Roller doors
- Solar Panels
- Brand new carpet Flooring in all rooms
- Shedx2 in the Backyard
- Build a granny at the back with side access to maximise investment opportunities (Subject to Council Approval).
- Vacant Possession

*Rental Appraisal (current market) - \$650 - \$700 per week - makes it a perfect option for investment.

All offers are taken through EXPRESSION OF INTEREST form -

- All Offers are presented to the Seller as they are received through our Expression of Interest Form (non-binding offer form). The Seller will decide to sell if they receive an Offer with price and terms that meet their needs.

HOW TO OFFER :

- Offers are Non-binding until the Seller accepts your Offer and a Formal Contract of Sale is drawn up and accepted by you and the Seller. A draft contract of sale with Sellers disclosure statement and Certificate of Title is available upon

request.

INCLUDE YOUR TERMS -

- Deposit payable - if Offer is accepted - normally \$10,000 to \$20,000 (no minimum)
- Subject to Finance (if applicable) - Please state the loan amount. e.g. 80% and include your Mortgage Broker's contact details, if you are happy for us to contact them
- Please include in notes if you have a Finance Pre-Approval available (upload a copy if available).
- Select if you would like Termite and/or Building inspections
- The Best Realty Group properties are sold subject to Electrical, Plumbing and Gas being in Fair/Good working order unless otherwise stated in the Sellers Disclosure Statement

PRIOR TO PRESENTING YOUR OFFER

- Our Sellers request that we (with your permission) contact your broker to qualify your finance position.
- Please note that we may Double-qualify finance conditions on our Offers to give the Sellers as much confidence in accepting your Offer as possible. If a Seller is confident your finance will be approved they are more likely to accept your offer.

DISCLAIMER:-

****Virtual staging has been in the photos. The images of the furniture at the property have been digitally altered or enhanced.****

****Images from previous Rental/Sales Listings have been used to protect tenants' privacy.****

****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 independent inquiries.**

****The Best Realty Group have endeavoured to ensure the information is true and accurate but accepts no responsibility and disclaims all liability concerning any errors, omissions, inaccuracies or misstatements.**

****Reference to a school does not guarantee the availability of that particular school.**

****ALL distances are estimated using Google Maps. Prospective purchasers should enquire with the relevant authorities to verify the information in this advert.**

****ALL boundary lines and sizes on imagery are APPROX only.****