

# 27 Borden Street, Maddington, WA 6109

## House For Sale

Sunday, 23 June 2024



27 Borden Street, Maddington, WA 6109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 673 m2**

**Type: House**



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## EXPRESSION OF INTEREST

Nestled on a comfortable 673sqm (approx.) corner block with exciting R30 zoning and duplex development possibilities attached to it, this solid 3 bedroom 1 bathroom brick home is definitely one for the future and finds itself conveniently located just footsteps away from bus stops, the lush Gibbs Park and even Bramfield Park Primary School. A spacious and carpeted open-plan living and dining area is where most of your casual time will be spent and is warmed in the winter by a burning pot-belly wood-fire heater in the corner, also seamlessly connecting to a tiled kitchen with double sinks, tiled splashbacks, a stainless-steel range hood, a Chef gas-upright cooker and heaps of built-in cupboard storage. Other features include, but are not limited to:

- Carpeted bedrooms
- Practical bathroom with a Roman bath/shower, a powder vanity and a toilet
- Separate laundry
- External/side access to the garden, from both the kitchen and laundry spaces
- Split-system air-conditioning
- Skirting boards
- Security door/screens
- Instantaneous gas hot-water system
- Zoning - R30 (duplex potential)
- 673sqm (approx.) block size

Outdoors, a massive pitched patio effortlessly caters for all of your entertaining options, with gated side access via the property's second street frontage even revealing a single carport - adjacent to the alfresco. There is also a secure backyard-lawn area with a large garden shed in the corner - and ample room for a future swimming pool if you are that way inclined and don't decide to head the path of development just yet. Also within arm's reach of shopping centres, other excellent schools, Maddington Train Station and major arterial roads, this residence really does have plenty going for it. Make your move now and help it discover its full potential, before somebody else does!

Distances to (approx.):

- Maddington Village Shopping Centre - 700m
- Bramfield Park Primary School - 850m
- Maddington Train Station - 2.4km
- Perth Airport (T1 & T2) - 14.9km
- Perth CBD - 21.5km

Water rates: \$1,093.73 p/a (approx.) Council rates: \$1660.00 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.