

33 Orr Street, Maddington, WA, 6109

House For Sale

Wednesday, 14 August 2024



33 Orr Street, Maddington, WA, 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Raveen Liyanage
0422358893



Darren Khose
0894759622

Welcome to 33 Orr Street, Maddington - The Epitome Of Potential !!!

Nestled on a massive 1,315sqm (approx.) block with ample space for future development potential, This 3-bedroom, 1-bathroom home offers the potential to rent while you plan your next move.

Property Highlights:

- Lounge Room: Carpeted, offering a cozy, separate space from the dining and kitchen areas.
- Dining and Kitchen Area: Features low-maintenance timber-look flooring, double sinks, tiled splashbacks, stainless-steel range hood, gas cooktop, and oven.
- Bathroom: Practical layout with a shower and separate bathtub
- Master Bedroom: Spacious and carpeted
- Enclosed Back Verandah: providing additional living space.
- Backyard: A vast, versatile "blank canvas" with ample room for various outdoor uses and a large workshop shed with drive-through/side access.
- Entry Verandah: Features a front security door for added peace of mind.
- Separate Laundry: Conveniently positioned for everyday use.
- Gas Hot-Water System: Ensures efficiency and comfort.
- Single Carport: Provides sheltered parking for one vehicle.
- Zoning: Mixed Business, offering potential for a variety of uses and future developments.
- Frontage: 20.12 metres (approx.), enhancing accessibility and visibility.

Distances to (approx.):

- Maddington Central Shopping Centre - 450m
- Maddington Train Station - 550m
- Maddington Primary School - 800m
- Perth Airport (T1 & T2) - 15.2km
- Perth CBD - 16.9km

Additional Features:

- The property is sold "as is,"
- The substantial land size and current Mixed Business zoning provide endless development potential.
- Located conveniently close to Maddington Train Station, which is part of the new Metronet Armadale Line upgrades, ensuring significant future growth and accessibility.
- Walking distance to Centro Maddington Shopping Centre and other local amenities.

This unique residence combines immediate functionality with substantial future potential. Don't miss out on this opportunity to capitalize on a property that is set to thrive in a rapidly evolving area.

Water rates: \$282.60 p/a (approx.) - For period 01/07/2023 to 30/06/2024

Council rates: \$1690.00 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.