

**35 Longfield Road, Maddington, WA 6109**



**House For Sale**

Wednesday, 6 December 2023

35 Longfield Road, Maddington, WA 6109

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 846 m2**

**Type: House**



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**From \$520,000**

Welcome to your dream home nestled in the heart of Maddington! This timeless property, built in 1982, offers a perfect blend of classic charm and modern comfort. Situated on a spacious approx 846sqm block, this residence is not just a house; it's a home filled with memories waiting to be made.

**AS IS Sale:** This property is being sold on an AS IS basis, providing an opportunity for you to add your personal touch and turn this house into your dream home.

**Spacious Interiors:** Boasting four bedrooms and two bathrooms, this residence offers ample space for your family to grow and thrive. The high ceilings in the generously sized games room add an extra touch of grandeur.

**Entertainment Ready:** Host gatherings in the formal lounge and dining areas, perfect for creating cherished moments with family and friends. The kitchen and family area, complete with a wood combustion heater, exudes warmth, making it an ideal spot to relax and unwind.

**Outdoor Oasis:** Enjoy the Australian sunshine in your private backyard oasis! The property features a sparkling swimming pool, perfect for cooling off on hot summer days or hosting weekend BBQs. The double carport and garage provide ample parking for your vehicles.

**Energy-Efficient:** Benefit from a SolarHart hot water system, providing an eco-friendly and cost-effective solution for your hot water needs.

**Security:** Your peace of mind is our priority. The property comes equipped with a Securus monitored alarm system, ensuring a secure and safe living environment.

**Convenient Location:** Close to schools, parks, and essential amenities, this property offers the perfect blend of suburban tranquillity and urban convenience.

**Cul de Sac Living:** Situated in a quiet cul de sac, next to a park, enhancing the tranquility of the neighbourhood.

**Classic Appeal:** The character of this 1982 built home is complemented by its timeless design. Embrace the unique charm that comes with owning a property with a history. Don't miss the opportunity to make this house your home! Contact us today to schedule a viewing and start envisioning the life you'll build in this timeless residence.

**Built:** 1982 **Block:** Approx. 846sqm **Built up Area:** Approx. 178sqm **Council Rates:** Approx. \$2,000 **Annually** **Water Rates:** Approx. \$1,274 **Annually** **Rent Return:** Approx. \$550 weekly

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