

**7 Bryce Court, Maddington, WA 6109**

**Professionals**

**Sold House**

Monday, 14 August 2023

7 Bryce Court, Maddington, WA 6109

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 500 m2**

**Type: House**



Simon Backhouse  
0894519566

**\$600,000**

Professionals Cannington is proud to present to you, 7 Bryce Court, Maddington. If you're looking for a home that ticks all the boxes... you have most certainly found it! Set in a convenient and family friendly location, this spectacular prime residence comprises 4 Great Sized Bedrooms, Theatre Room and Multiple Living Areas, it's the perfect fit for families. As soon as you step through the Doorway you will instantly feel at home. The Massive Hallway, High Ceilings, Polished Flooring, Open Plan Design with Natural Light screams ambience, A Chef Kitchen, Secured Two Car Garage with shoppers' entrance, decent outdoor spaces with Paved Backyard, there's room for everyone. Not forgetting the Home Office, with an easy conversion to a 5-bedroom home this is sure to be attracting early attention from the market! Nothing needs to be done prior to moving in, this quality home features:

- 4 bedrooms | 2 bathrooms | 2 car garage
- Large family theatre room
- Home office, can be converted to 5th bedroom
- Activity room
- Master Bedroom has a large walk-in closet and en-suite bathroom
- Substantial secondary bedrooms all equipped with built-in sliding closets
- A well presented stone dressed modern kitchen with ample of counter and cupboard space, double door pantry, space for double door fridge and dishwasher recess
- Quality stainless-steel kitchen appliances: 5 burner gas cooktop, electric oven, range hood and double bowl sinks
- Second bathroom has separate bath and shower
- Separate toilet
- Spacious laundry with ample storage space and walk-in linen
- Ducted air-conditioning to all rooms and living areas
- Alfresco area to the rear overlooks the gardens, perfect spot for family gatherings with lots of space for children to play
- Secure double garage with internal access
- Large 1200mm front entry door
- Dual side access
- Low maintenance yard

\$560 per week fixed term lease until 10/09/2023 This home will not last!! Get in contact with Lim today to view or make an offer! Year Built: 2015 Land Area: 500m<sup>2</sup> \*Floor Area: 201m<sup>2</sup> \*Outgoings: Council rates: \$2,050.00 per annum \*Water rates: \$1,343.90 per annum (\* Approximate)\*\*PLEASE NOTE some of the photos included in this advert are taken in the past and may not be a recent reflection of the property\*\*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.