

8 Kingsdown Road, Maddington, WA 6109

House For Sale

Saturday, 29 June 2024



8 Kingsdown Road, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 836 m2

Type: House



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EXPRESSION OF INTEREST

A tranquil cul-de-sac is the fitting setting for this solid 3 bedroom 1 bathroom brick-and-tile home that comfortably sits on a huge block and leaves plenty of scope for your own personal modern touches to be added to it - both inside and out. A carpeted formal lounge and dining room - with a ceiling fan - makes an instant first impression upon entry, preceding the tiled kitchen where space for casual meals is complemented by double stainless-steel sinks and a gas-upright cooker. The massive backyard is somewhat of a "blank canvas" and can be whatever you want it to be, currently playing host to decent garden-shed storage options, a large workshop shed, plenty of paving and lots of lawn for games and activities - or even a future swimming pool, if you are that way inclined. It is all so splendidly overlooked by a fantastic covered patio-entertaining area with café blinds for protection from the elements, as well as a gas-bottle outdoor barbecue to impress your guests with. Other features include, but are not limited to:

- Alfresco and yard access, direct from the kitchen
- Carpeted bedrooms - all with ceiling fans
- Built-in wardrobes/storage
- Practical bathroom with a separate shower and bathtub
- Separate laundry, with external access for drying
- Skirting boards
- Security doors and screens
- Instantaneous gas hot-water system
- Established gardens
- Double carport - with dual access gates for extra security and overall peace of mind
- Drive-through access into the backyard, beyond the carport
- Block size - 836sqm (approx.)

Stroll to the sprawling Aldington Reserve around the corner, as well as the Maddington Skate Park, shopping at Maddington Village, Bramfield Park Primary School and the Maddington Community Centre, whilst indulging in a very close proximity to East Maddington Primary School, Yule Brook College, the gorgeous Harmony Fields parklands, bus stops, Maddington Train Station, Maddington Central Shopping Centre, Albany Highway and so much more. This promising property has so much going for it, occupying a quiet and convenient location that only adds to the appeal. It's now time for you to take full advantage of a unique opportunity - and to also make something special happen, once doing so!

Distances to (approx.):

- Maddington Train Station - 1.6km
- Bramfield Park Primary School - 1.9km
- Maddington Central Shopping Centre - 2.3km
- Perth Airport (T1 & T2) - 15.4km
- Perth CBD - 20.7km

Water rates: \$1,082.40 p/a (approx.)
Council rates: \$1650.00 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.