

# 9 Carabeen Road, Maddington, WA 6109

## House For Sale

Saturday, 29 June 2024



9 Carabeen Road, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 675 m2

Type: House



Raveen Liyanage  
0422358893



Darren Khose  
0894759622

## EXPRESSION OF INTEREST

Welcome to 9 Carabeen Road, Maddington! This solid 3-bedroom, 1-bathroom house is the perfect investment opportunity, situated on a spacious 675 sqm corner lot with subdivision potential. With its prime location and substantial land size, this property is poised to deliver excellent returns for savvy investors. Nestled right behind the Maddington Village Shopping Centre and within walking distance to a doctor's surgery, convenience is at your doorstep. The R20/R30 zoning adds significant future potential, making it an ideal choice for those looking to capitalize on development opportunities in a growing area. Currently leased at \$550 per week, this property offers immediate rental income while you plan its future. Whether you're looking to invest, develop, or simply enjoy a home in a fantastic location, 9 Carabeen Road, Maddington is an opportunity not to be missed. Water rates: \$1,071.11 p/a (approx.) Council rates: \$1620.00 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.