

# 99 Carisbrooke Street, Maddington, WA, 6109

## House For Sale

Friday, 30 August 2024

99 Carisbrooke Street, Maddington, WA, 6109

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Jay Singh

## Exclusive Double-Storey Residence in Maddington with Dual Income Potential

END DATE SALE - All offers are to be presented before 6:00pm Saturday 14th September 2024. (The seller reserves the right to accept an offer prior to the Fixed Date Sale date, without prior notice).

Step into a world of opportunity and luxury with this exceptional double-storey home, offering a unique combination of contemporary design, privacy, and investment potential. Situated on a generous 688 sqm lot in Maddington, this premium property features 4 spacious bedrooms, 2 bathrooms, and a rare private lift, making it a standout in the market. With the possibility of generating two separate rental incomes, this home is not just a place to live, but a strategic investment opportunity.

### Property Features and Highlights:

#### Dual Rental Income Potential

Maximize your return with the unique layout of this property. With separate bedrooms on both levels, this home is perfectly designed to accommodate two households, offering the opportunity to generate dual rental incomes. Ideal for investors, extended families, or those looking for additional revenue streams.

#### Private and Secure Entrance

Upon arrival, you are greeted by a beautifully landscaped front yard, offering a serene sanctuary of nature. The paved driveway leads you to the secure garage, all of which is enclosed behind a sleek sliding roller gate. This not only enhances privacy but also adds a sense of security and exclusivity to your home.

#### Ground Floor: Spacious and Well-Appointed

The moment you step inside, you are welcomed into a large, light-filled living area on the left, creating a warm and inviting atmosphere. Adjacent to the living space is the dining area, perfectly positioned for family meals or entertaining guests. A rare and valuable feature of the property is the lift, which adds convenience and accessibility while elevating the home's appeal.

#### Comfortable Bedrooms and Luxury Master Suite

To the left of the entrance, you'll find two generously sized bedrooms. The front bedroom features mirrored built-in robes (BIR), adding an elegant touch and maximizing storage. The master suite is a true retreat, offering a spacious layout with built-in robes and easy access to the main bathroom. Thoughtfully designed with quality fittings, the bathroom serves as a stylish yet functional space.

#### Gourmet Kitchen with Ample Storage

The ground floor boasts a large, separate kitchen that will impress even the most discerning chef. Equipped with plentiful storage, including an expansive pantry, this kitchen is a true culinary haven. Its generous size allows for both functionality and flow, making it ideal for family gatherings and entertaining.

#### Expansive Backyard & Entertainer's Delight

Step outside to an enormous backyard that has been designed with entertainment in mind. The fully enclosed patio is spacious enough to host large BBQs and parties, offering a year-round outdoor living space. With ample room for gardening, a large workshop for additional storage, and the potential to create your own outdoor oasis, the possibilities are endless.

## Upper Level: Private Retreat with Scenic Views

Access the upper floor via a separate entrance, with wooden stairs located at the back of the property. As you ascend, take in the pleasant views of the surrounding mountains, offering a peaceful and tranquil environment. Inside, you'll discover a massive bedroom with extra space, complete with a walk-in robe (WIR) and an attached bathroom. This floor can be rented out separately, adding to the property's potential for dual income.

## Prime Location

This home is in a quiet, family-friendly neighbourhood in Maddington, close to local amenities including schools, parks, shopping centres, and public transportation. Enjoy the balance of peaceful suburban living with convenient access to everything you need.

This exclusive property is a rare find, offering luxury living with unparalleled investment potential. Homes like this don't come on the market often-don't miss your chance to own this masterpiece. Call today to schedule your private viewing!

## Additional Features:

- Lift for convenience
- Sliding roller gate
- Large workshop
- Separate access to the second floor
- Separate Laundry
- 8 Solar Panels
- Big Patio

## Distances

- 2 km to Bramfield Park Primary School
- 2.8 km to Maddington Central
- 1.9 km to Maddington Community Centre
- 8.4 km to Westfield Carousel
- 16 km to Perth Airport

Contact Simran Marwaha at 0449 292 311 or Jay Singh at 0401 308 990 to schedule an inspection.

## Disclaimer:

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**\*\*Reference to a school does not guarantee the availability of that particular school.**

**\*\*ALL distances are estimated using Google Maps. Prospective purchasers should enquire with the relevant authorities to verify the information in this advert.**

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