

**1/9 Heron Place, Maddington, WA, 6109**



**Sold Villa**

Monday, 26 August 2024

1/9 Heron Place, Maddington, WA, 6109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



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## Spacious and Convenient Villa in Prime Location

Discover the expansive charm of this 3x2 villa with a double carport, a true gem in the heart of Maddington. The word that best describes this home is HUGE – it offers more space than some houses and is perfect for first time home buyers, families, or those looking to downsize without compromising on space.

Conveniently located within walking distance to Maddington Shopping Centre, public transport, and major road networks, this villa appeals to a wide range of buyers in today's fast-paced market. As you approach the property, you're greeted by a secure gate, providing peace of mind for those who value security. Upon entry, a massive carpeted lounge room to the left boasts views of the fenced courtyard. This space features multiple sliding doors, a box-type air conditioner, a gas bayonet, a ceiling fan, and vents from the ducted evaporative system, ensuring comfort throughout the year.

Continuing down the hallway, newly fitted wood-look flooring extends through all hallways, the kitchen, and the dining area. The kitchen, equipped with multiple cupboards above and below the benchtops, an electric wall oven, an electric cooktop, and space for a dishwasher, overlooks the dining area. Adjacent to the kitchen, the conveniently located laundry is perfect for multitasking.

Further down the hall, you'll find a separate WC and the main bathroom, which includes both a shower and a bathtub. The two minor bedrooms, both generously sized, feature built-in robes and high-quality carpeting, providing a soft underfoot feeling. The master bedroom, equally spacious, boasts a large built-in robe and an ensuite with a toilet and vanity with ample cupboard space.

The rear of the home offers another courtyard with a clothesline and a small powered brick workspace or storage area. There's also access to the rear of the carport, which features a large electric roller door accommodating larger vehicles.

This villa is a rare find and won't last long in today's competitive market. For more information, please contact Brian at 0438 333 341.

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