







EASY CARE LIFESTYLE!

3 2 2 203m2

UNDER OFFER IN 3 DAYS!!! HOME OPEN CANCELLED!!

This tastefully designed 3 bedroom, 2 bathroom free standing home is privately positioned off the street and behind secure gates, offers quality, modern low maintenance living. Tucked away in a quiet cul-de-sac, this "lock-up-and-leave" villa is part of a well kept complex offering a practical lifestyle.

Whether you are a first home buyer, downsizer, investor or FIFO worker, this is a smart, easy-care option that delivers comfort without the upkeep.

The spacious master suite features a large wardrobe and private access to the rear courtyard through glass doors. It is complemented by a well-appointed ensuite with shower, vanity and toilet offering both comfort and privacy.

At the heart of the home is a functional open plan living, dining and kitchen area, where everyday living and casual moments will be spend. The kitchen is well equipped with double sinks, pantry storage, stainless-steel rangehood, gas hotplates and under-bench-oven appliances.

KEY FEATURES:

3 bedrooms, 2 with built in robes.

Two light and modern bathrooms.

Spacious and light filled open format living area combing living, dining,

Price	SOLD
Property Type	Residential
Property ID	352
Land Area	203 m2

AGENT DETAILS

Kirsty Styles - 0438 188 011

OFFICE DETAILS

Bricks & Mortar Real Estate Solutions
15-16/64-66 Bannister Rd Canning Vale WA 6155 Australia
08 6140 6619

and kitchen with air-conditioning overlooking rear courtyard.

Separate Laundry.

Double carport parking with allocated visitors parking.

Paved courtyard with pergola accomodates for entertaining all year round.

Small outside stoarge shed.

Set on a 203 m^2 block, providing an ideal opportunity for first-home buyers, downsizers or investors.

Built in 2005.

LOCATION HIGHLIGHTS:

Enjoy convenient access to public transport with Maddington Train Station just moments away along with easy connectivity to major roads including Albany and Tonkin Highways, making commuting and travel a breeze.

Families will appreciate the close proximity to quality local schools including Maddington and East Maddington Primary Schools, Lumen Christi College and Yule Brook College.

2 minute walk to Auric Place Reserve and moments away from Harmony Fields Reserve.

5 Minute Drive to Maddington Central Shopping Centre.

Council Rates (yearly) - $2430 approx

Water Rates (2 monthly) - $185 approx

Strata (quarterly) - $507.00 approx

The property is currently tenanted to tenants on a fixed term tenancy to end of May 2025 for a weekly rent of $525.00 per week.

Please contact Kirsty for any information - 0438 188 011/kirsty@bricksmortar.net.au.

ARE YOU AN INVESTOR:

Current market rent is $630.00 -$650.00 per week.

Expert Property Management by Kirsty Styles:

With **19 years of hands-on experience**, **Kirsty Styles** is not only a **Licensed REIWA Accredited Property Manager** but also the trusted Property Manager of this property for the current owners. As part of **Bricks & Mortar Real Estate Solutions**, Kirsty offers **comprehensive, end-to-end Property Management services**, ensuring that every aspect of your investment is handled with care and expertise. Unlike many others, there's **no outsourcing** – all services are kept **in-house** for seamless communication and a **single point of contact** for your convenience.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and third parties and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.