

3 Fabia Court, Maddington, WA 6109

House For Sale

Wednesday, 24 April 2024



3 Fabia Court, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 535 m2

Type: House



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Alex Mitchell
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From \$569,000

3 Fabia Court is one of only 12 houses in this little street, a cute cul-de-sac with a bush trail at the end which can take you all the way to Peace Park. This modern 1998 built 3x1 includes 2 neat and tidy internal living areas, a functional kitchen with gas cooking plus both split system and ducted air-conditioning. The master bedroom at the front 'parents-wing' side of the home has semi-ensuite access and built in storage making this a great family friendly combo. The rear two 'kids bedrooms' even have views to the hills. But what really stands out to me is the great outdoors! Here you have a cool dome party patio with awesome flooring overlooking a huge below ground pool. With Perth summers encroaching on half the year these days, you should get a whole lot of use out of it! There is side access through to the back yard too. Which means you can fit a bundle of cars out the back, or even a boat or a caravan (depending on your style). Inside the house has been well looked after, so you can move straight in, or rent it straight out if you're on the hunt for an investment property. A property like this will attract a lot of interest, so make sure you get in soon and don't miss out! Fun facts: • 3x1 with two living areas • Reverse cycle split system • Ducted evaporative air-conditioning • Side access • EPIC pool with shade sails • Dome entertainers patio • Overall AWESOME home Don't forget to call The Mitchell Brothers. Nick Mitchell - 0415 833 131 Alex Mitchell - 0404 122 943 Water rates: \$1,140.53 p/a (approx.) - Total for 2022 - 2023 financial year Council rates: \$1830.00 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.