

**55A River Avenue, Maddington, WA 6109**

CENTURY 21

**Sold Residential Land**

Wednesday, 23 August 2023

55A River Avenue, Maddington, WA 6109

Area: 310 m<sup>2</sup>

Type: Residential Land

**\$170,000**

With vacant land being a rare commodity in an established area like Maddington, an exciting opportunity exists to snap up this elevated, 310sqm GREEN TITLE block. With a terrific 10 metre street frontage and in a quite location a short walk to the nature reserve plus surrounded by quality new homes, this piece of RARE earth is sure to be a in demand! LOCATION FEATURES: \* Walking distance to Maddington Primary – Just 850m away. \* Easy access to Maddington Central – within 1km. \* 1.5km to South Metropolitan TAFE. \* 1.6km to Maddington Station. \* Close by the Canning River Reserve. \* Convenient access to Albany Hwy and Roe Hwy via the Kenwick Link. \* A selection of cafes, restaurants and casual eateries close by. Located within walking distance of Maddington Central Shopping Centre, and close to the Canning River and South Metropolitan TAFE Campus, this great little package presents an opportunity not to be missed! For more information and inspection times contact: Agent: Danny Sharrett Mobile: 0421 088 467 PROPERTY INFORMATION: Council Rates: \$270.00 per qtr Water Rates: \$173.63 per qtr Block Size: 310sqm Zoning: R30/Residential Development Property Type: Vacant Land