

1/42 Phillip St, Maddington, WA, 6109

Unit For Sale

Saturday, 30 November 2024



1/42 Phillip St, Maddington, WA, 6109

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Raveen Liyanage



Darren Khose

Front and Centre!

This street-front special of a quality 3 bedroom 2 bathroom single-level residence will effortlessly cater for the personal needs of first-home buyers and down-sizers alike, as well as for tenants of astute investors.

An impeccably-tiled open-plan living, dining and kitchen area is where most of your casual time will be spent, amidst sparkling stone bench tops, a dishwasher, excellent stainless-steel range-hood, gas-cooktop and under-bench-oven appliances and attractive tiled splashbacks.

The larger master-bedroom suite has a walk-in wardrobe and a private ensuite bathroom with a bathtub, showerhead, toilet and sleek stone vanity. Servicing the two spare bedrooms is an intimate main bathroom with its own shower, toilet and stone-vanity basin.

An enclosed - and tiled - alfresco encourages magnificent indoor-outdoor entertaining and works well as an all-weather second living zone. It also flows out to a delightful side artificial-turf yard, as well as a paved sitting courtyard with gated and secure storage space.

Walk to Maddington Primary School, Maddington Central Shopping Centre, Maddington Train Station and picturesque waterside parklands form here, whilst bus stops on Albany Highway, restaurants, fitness facilities and more are all nearby and within arm's reach. Other excellent educational and shopping facilities - plus a plethora of lush local parklands - are also within a very, very close proximity. Modern convenience beckons here, in so many different ways!

Other features include, but are not limited to:

- Breakfast bar
- Open walk-in pantry/linen press
- Carpeted bedrooms
- Separate laundry - with external access for drying
- Solar-power panels
- Ducted reverse-cycle air-conditioning - with touchpad controls on the wall
- Security cameras
- Venetian blinds throughout
- Skirting boards
- Security-door entrance
- Colorbond fencing
- Easy-care gardens
- Double lock-up garage - with internal shopper's entry
- NBN fiber optic internet upgrade coming soon for enhanced connectivity

Distances to (approx.):

- Maddington Central Shopping Centre - 850m
- Maddington Primary School - 1.1km
- Maddington Train Station - 1.4km
- Perth Airport (T1 & T2) - 16.8km
- Perth CBD - 23.8km

Water rates: \$1,040.52 p/a (approx.) - For period 01/07/2023 to 30/06/2024

Council rates: \$1,880.00 p/a (approx.)

Strata fees: \$225.65 p/q (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.