

Sold



23 Aldington St, Maddington



## MORE THAN MEETS THE EYE

Welcome to this charming property nestled in a unique corner location, offering entry from two streets and ample parking for four cars, along with convenient drive through access into the powered workshop.

Situated on a spacious 726sqm block, this solid 3 bedroom, 1 bathroom home presents a myriad of options for its lucky new owners.

Upon entry, you'll find a cosy front lounge room with solid Jarrah flooring that flows seamlessly into the dining/kitchen space. The kitchen boasts a double storage pantry, double sinks, a 5 burner gas cooktop, separate oven, and plenty of overhead storage. Additionally there is a separate games room with double doors leading to the outside.

Extending the living space outdoors, there is not one but two generous entertaining areas await, with one beautifully deck with private gardens, a pot planting area and access to the powered workshop.

With additional under cover parking for 3 or 4 cars this home is perfect for

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Price	SOLD
Property Type	Residential
Property ID	89
Land Area	726 m2

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

ONE

the motoring enthusiast.

Enjoying a convenient location, this property is within walking distance to excellent parks, playgrounds, shopping at Maddington Village, the Maddington Skate Park, and East Maddington Primary School.

Additional features of this home include:

- \* Ashford Park just across the road
- \* Solid brick-and-tile construction
- \* Good size master bedroom with spacious walk in robe
- \* Large front lounge with Jarrah Flooring
- \* Combined kitchen / dining area
- \* Modern kitchen with s/s appliances, plenty of storage and bench space
- \* Separate sunken games room with split system air conditioning
- \* Carpeted bedrooms with storage
- \* Separate laundry with external access
- \* Modern family bathroom
- \* Split system air conditioning in the bedrooms
- \* Skirting boards
- \* Security doors and screens
- \* 2 outdoor entertaining spaces (one off the games room)
- \* Garden area / chicken coupe
- \* Access into the property from 2 streets, 1 with electric gate
- \* Undercover parking for 3 or 4 cars
- \* Carport at the front of the home with roller door
- \* Powered workshop
- \* Large 726sqm block
- \* Built in 1970

**Distances to nearby amenities include:**

- \* East Maddington Primary School: 1.2km
- \* Maddington Train Station: 1.5km
- \* Maddington Central Shopping Centre: 2.1km
- \* Perth Airport (T1 & T2): 15.4km
- \* Perth CBD: 18.5km

Don't miss out on this fantastic opportunity in such a prime location!

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