



## Maddington, 109 Westfield Street

### Spacious Family Home with Character & Bonus Granny Flat!

Looking for space, comfort, and character? This 3 bedroom, 2 bathroom family home is nestled on a generous approximately 683sqm block with a wide 20.12m (approx.) frontage, secured by a sturdy metal fence and gate perfect for privacy and peace of mind.

Step inside to a welcoming formal lounge and a spacious family area with soaring high ceilings and exposed beams, adding warmth and charm to your living space. The master bedroom features a built-in robe and private ensuite, offering a comfortable retreat.

Enjoy year-round comfort with refrigerated cooling throughout and a split system in the family room, plus a gas bayonet fitting for heating during the cooler months. Roller shutters on all windows provide extra insulation, privacy, and security.

A standout feature is the separate granny flat boasting high ceilings, a ceiling fan, and a



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
From \$719,000

**View**  
[ljhooker.com.au/8V4HA2](http://ljhooker.com.au/8V4HA2)

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**(08) 9459 7788**

generously sized bathroom ideal for guests, a home office, or rental potential.

Outdoors, enjoy your very own swimming pool (currently not filled), a handy garden shed, and a delightful mix of fruit trees including Japanese yuzu, mango, mulberry, and bay leaf, perfect for garden lovers.

Additional highlights include:

2kW solar panel system to help keep energy costs down

Secure roller shutters on all windows

Conveniently located near shopping centres, medical facilities, and essential amenities

Excellent connectivity to major highways for easy commuting

Whether you're upsizing, investing, or looking for multigenerational living, this property has the space and features to impress.

Block size: Approx. 683sqm

Year Built: Approx. 1973

Shire Rates: Approx. \$1,790pa

Water Rates: Approx. \$1,105pa

Rental Yield: 3/2 - Approx \$650 - \$670 per week

1/1 - Approx \$350 - \$400 per week

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## More About this Property

<b>Property ID</b>	8V4HA2
<b>Property Type</b>	House
<b>Land Area</b>	683 m2
<b>Including</b>	Ensuite Air Conditioning Pool Outdoor Entertaining Solar Panels

**Veronica Hadfield 0450 278 008**

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