



## Maddington, 20 Brabourne Street

Your ideal lifestyle awaits! **REDUCED**

Discover your dream home in this spacious partially renovated gem, offering modern comfort and endless possibilities!

**3 Bedrooms & 2 Bathrooms:** Enjoy a fresh, stylish new bathroom and laundry, new doors to all rooms, new ceiling, with split air conditioning in all bedrooms for year-round comfort.

**Inviting Family Space:** Relax in the spacious sunken family room, equipped with its own split air conditioner, perfect for cozy evenings. The family dining area has enough space for a study nook too.

**Gourmet Kitchen:** Cook and entertain in the Tasmanian Oak kitchen featuring a sleek granite benchtop.

**Outdoor Entertaining:** With ample outdoor space, and different entertaining areas, the



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/8B7HA2](http://ljhooker.com.au/8B7HA2)

**Contact**  
**Veronica Hadfield**  
0450 278 008  
[veronica.hadfield@ljhooker.com.au](mailto:veronica.hadfield@ljhooker.com.au)



**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.

**LJ Hooker Thornlie | Canning Vale**  
**(08) 9459 7788**

backyard is your oasis. There is additional space to be creative & think shed, vegetable garden, or even a pool!

R30 Zoning: Explore potential for future development (subject to council approval).

Eco-Friendly: Benefit from the energy-efficient Solar Hart hot water system with a gas booster, just 6 years old.

Location: Close to schools, parks, and local amenities, this home offers the perfect blend of tranquillity and convenience.

Don't miss your chance to secure this fantastic property with so much to offer!

Block size: Approx. 728sqm

Built up Area: Approx. 143sqm

Year Built: 1970

Zoning: R30

Shire Rates: Approx. \$1,790

Water Rates: Approx. \$1,128

Rental Yield: Approx. \$650 per week

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## More About this Property

<b>Property ID</b>	8B7HA2
<b>Property Type</b>	House
<b>Land Area</b>	728 m <sup>2</sup>
<b>Including</b>	Air Conditioning Outdoor Entertaining

**Veronica Hadfield 0450 278 008**

Sales Representative | [veronica.hadfield@ljhooker.com.au](mailto:veronica.hadfield@ljhooker.com.au)

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Shop 26 Thornlie Square Shopping Centre, Spencer Road, THORNIE WA 6108  
[thornlie.ljhooker.com.au](http://thornlie.ljhooker.com.au) | [thornlie@ljhooker.com.au](mailto:thornlie@ljhooker.com.au)



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