






## Maddington, 41 Lancaster Place

CUL DE SAC LOCATION

4  2  1 

Discover the perfect home nestled at the end of a Cul De Sac.

This maintained property is as neat as a pin, offering a pristine environment ready for immediate occupancy.

Boasting 4 bedrooms and 2 bathrooms, it's ideally suited for both homeowners and savvy investors alike.

Prepare to be impressed upon inspection, where you'll find a thoughtfully designed and immaculately presented home.

Don't miss out on this exceptional opportunity to secure your dream home or investment property.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/86XHA2](http://ljhooker.com.au/86XHA2)

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

**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.

## FEATURES

4 bedrooms (walk in robe to master) 2 bathrooms, lounge room, kitchen/meals (gas oven) laminate & carpet flooring, ceiling fans, gas heater points, ducted evaporative air con, single carport, patio, gas instant hot water system, solar panels, built 1992, approx 478m2 block, council rates approx \$1,950 pa water rates approx \$1,223 pa.

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## More About this Property

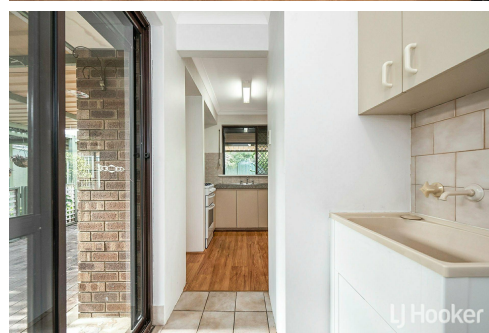
<b>Property ID</b>	86XHA2
<b>Property Type</b>	House
<b>Land Area</b>	478 m <sup>2</sup>
<b>Including</b>	Ensuite Evaporative Cooling Outdoor Entertaining Solar Panels

### Tim Gladding 0411 317 210

Sales Representative - Captains Club Life Member |  
tim.gladding@ljhooker.com.au

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

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