



46 Warrida Way, Maddington

## Exceptional Size, Space & Versatility

Positioned on a generous 601m<sup>2</sup> block, this substantial brick and Colourbond residence (circa 2010) offers an outstanding combination of space, comfort and flexibility rarely found in today's market.

With an expansive floorplan comprising nine bedrooms, multiple living zones and extensive amenities, this home is perfectly suited to large families, multi-generational living, group accommodation or astute investors seeking a high-capacity property.

The home has been thoughtfully designed over two levels, delivering both privacy and functionality.

Downstairs, you'll find six well-sized bedrooms, supported by two bathrooms, along with a choice of living spaces including a formal lounge and dining area, plus an open-plan family, meals and games room – ideal for everyday living and entertaining on a larger scale.

Upstairs provides a further three bedrooms, a central bathroom and a huge lounge room or retreat, offering excellent separation for extended family members, teenagers or guests.

9 3 2

**FOR SALE**  
FROM \$1,200,000

**VIEW**  
By Appointment

**AGENTS**  
John Rechichi  
0418 948 714  
john.rechichi@ljhooker.com.au

**AGENCY**  
LJ Hooker Harrisdale  
(08) 9398 4000

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**

Comfort is assured year-round with an impressive 10 individual split-system air conditioners, allowing climate control across every major room. Security is also well covered with a security alarm system and security screens throughout the home.

Externally, the property continues to impress with a large covered patio, perfect for outdoor entertaining, ample parking space, and a double lock-up garage.

Key Features Include:

- Brick & Colourbond construction
- 9 Bedrooms | 3 Bathrooms | Study | 4 WCs
- 4 Separate Living Areas
- 10 Split-System Air Conditioners
- Large Patio for Entertaining
- Double Lock-Up Garage
- Security System & Security Screens
- 601m<sup>2</sup>; Block with Ample Parking

Offering exceptional accommodation capacity and outstanding versatility, 46 Warrida Way, Maddington represents a rare opportunity to secure a truly large-scale home in a convenient location.

This property is currently under lease and for further information contact John Rechichi &ndash; 0418 948 714.

**DISCLAIMER:** The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

## MORE DETAILS

Property ID	2MMJ00
Property Type	House
Land Area	611 m2
Including	Toilets (4)

**John Rechichi 0418 948 714**  
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