



55 Kelvin Road, Maddington

## Prime Opportunity

Positioned approximately 20 km southeast of Perth CBD, this property offers a rare and exciting opportunity for savvy investors or homebuyers with vision. Set on a generous approx 713 sqm block in the heart of Maddington, this is your chance to capitalise on a location full of potential.

The existing three bedroom, one bathroom dwelling is being sold as is, offering no illusions about its condition. You can renovate the current structure if you are up for a project, or demolish and build a brand-new home or investment property tailored to your needs (subject to council approval). Whether you are looking to start fresh or explore creative improvement options, this property provides the perfect blank canvas.

Surrounded by a mix of established homes and commercial premises, 55 Kelvin Road enjoys a prime location just minutes from Maddington Central Shopping Centre, local shops and eateries, public transport including Maddington Train Station, and a number of schools such as East Maddington Primary and Yule Brook College. Major road links, including Albany Highway and Roe Highway, are also within easy reach, offering excellent access in all directions.

The area continues to see growth in infrastructure, housing, and

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**FOR SALE**  
\$600,000

### AGENTS

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### AGENCY

LJ Hooker Thornlie | Canning Vale  
(08) 9459 7788

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.



lifestyle amenities, making it an attractive proposition for buyers looking to enter or invest in a well-connected and developing suburb.

Opportunities like this are increasingly hard to find. Don't miss your chance to secure a substantial piece of land in one of Maddington's most accessible and evolving pockets.

Contact us today to arrange your viewing or to learn more about this exceptional offering.

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## MORE DETAILS

Property ID	91XHA2
Property Type	House
Land Area	713 m2

### **Kumar Vasinda Comara 0469 377 003**

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