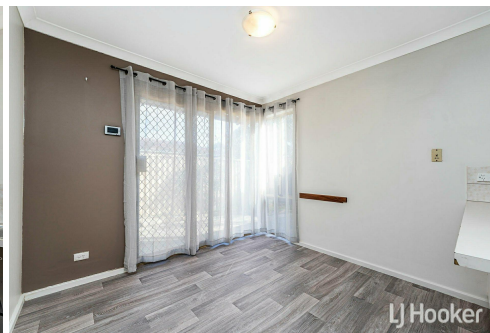
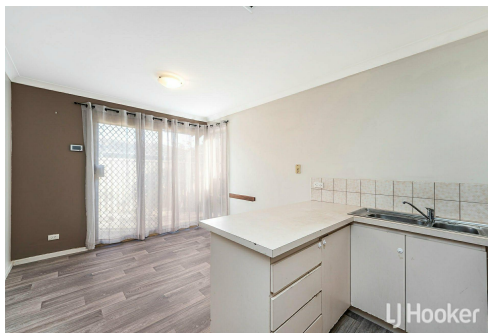
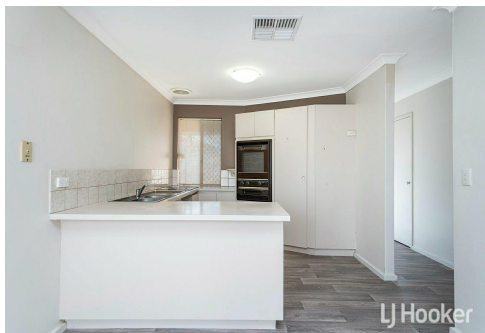




Maddington, 1/9 Heron Place

Spacious and Convenient Villa in Prime Location

3 2 2

Discover the expansive charm of this 3x2 villa with a double carport, a true gem in the heart of Maddington. The word that best describes this home is HUGE – it offers more space than some houses and is perfect for first time home buyers, families, or those looking to downsize without compromising on space.

Conveniently located within walking distance to Maddington Shopping Centre, public transport, and major road networks, this villa appeals to a wide range of buyers in today's fast-paced market. As you approach the property, you're greeted by a secure gate, providing peace of mind for those who value security. Upon entry, a massive carpeted lounge room to the left boasts views of the fenced courtyard. This space features multiple sliding doors, a box-type air conditioner, a gas bayonet, a ceiling fan, and vents from the ducted evaporative system, ensuring comfort throughout the year.

Continuing down the hallway, newly fitted wood-look flooring extends through all hallways,

For Sale
Please Call

View
ljhooker.com.au/84JHA2

Contact
Brian Scott
0438 333 341
brian.scott@ljhooker.com.au



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.

the kitchen, and the dining area. The kitchen, equipped with multiple cupboards above and below the benchtops, an electric wall oven, an electric cooktop, and space for a dishwasher, overlooks the dining area. Adjacent to the kitchen, the conveniently located laundry is perfect for multitasking.

Further down the hall, you'll find a separate WC and the main bathroom, which includes both a shower and a bathtub. The two minor bedrooms, both generously sized, feature built-in robes and high-quality carpeting, providing a soft underfoot feeling. The master bedroom, equally spacious, boasts a large built-in robe and an ensuite with a toilet and vanity with ample cupboard space.

The rear of the home offers another courtyard with a clothesline and a small powered brick workspace or storage area. There's also access to the rear of the carport, which features a large electric roller door accommodating larger vehicles.

This villa is a rare find and won't last long in today's competitive market. For more information, please contact Brian at 0438 333 341.

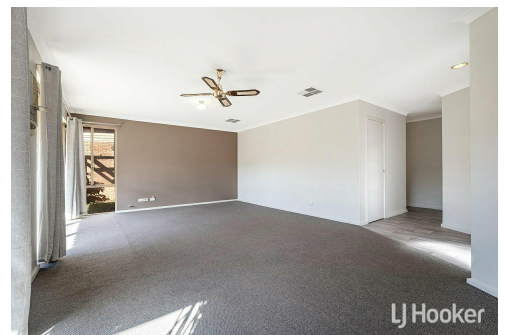
Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	84JHA2
Property Type	Villa
Land Area	268 m ²

Brian Scott 0438 333 341
Sales Representative | brian.scott@ljhooker.com.au

LJ Hooker Thornlie | Canning Vale (08) 9459 7788
Shop 26 Thornlie Square Shopping Centre, Spencer Road, THORNLIE WA 6108
thornlie.ljhooker.com.au | thornlie@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