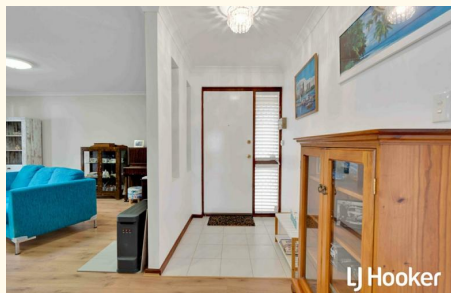




LJ Hooker



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6/18 Heron Place, Maddington

## Opportunity in a Quiet Cul de Sac




Sajad Ahmadyar and Amir Ahmadyar are proud to present this opportunity to the market.

Welcome to this well maintained and neatly presented villa located in a quiet and secure complex of only 12. Whether you are a first home buyer, downsizer, or savvy investor, this low maintenance gem offers comfort, convenience, and great value.

Step inside to find a spacious open plan living and dining area with air conditioning, flowing through to a practical kitchen complete with ample storage and bench space. The home features three good sized bedrooms, all with built in robes, and a central bathroom with a separate shower and bathtub, ideal for family living.

Outside, enjoy a private rear courtyard, perfect for relaxing or entertaining, along with a lock up garage and additional visitor parking. The property includes a separate laundry, security screens, and roller shutters for added peace of mind.

Situated in a quiet cul-de-sac close to local schools, public transport, Maddington Central Shopping Centre, and easy access to major

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**FOR SALE**  
From \$549,000

### AGENTS

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### AGENCY

LJ Hooker Thornlie | Canning Vale  
(08) 9459 7788

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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roads, this home ticks all the boxes for lifestyle and location.

**Key Features:**

- 3 spacious bedrooms with built in robes.
- Functional kitchen with good storage.
- Open plan living & dining with air conditioning.
- Secure single garage with shoppers entry.
- Private, low maintenance courtyard.
- Security shutters & screens throughout.
- Quiet, well kept complex with low strata fees.
- Close to shops, schools, parks & transport.
- Council rates of approximately \$1,620 per annum.
- Water rates of approximately \$930.00 per annum.
- Strata Fee of approximately \$521.20 per quarter.

Whether you are moving in or investing, this is an opportunity not to be missed.

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**MORE DETAILS**

Property ID	912HA2
Property Type	Villa
Land Area	239 m2
Including	Air Conditioning Toilets (1) Courtyard Outdoor Entertaining Built-in-Robes

**Sajad Ahmadyar 0405 602 210**

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