


# 38 Clifton Street, Maddington







## Immaculate Turn Key Home

Build your brand new turnkey 3 bedroom and 2 bathroom house in this prime Maddington location – located minutes from public transport, schools and local shops, plus many other amenities.

Marquis Group WA have created a stunning house and land package for the 290sqm block, with high-quality specifications including Caesar stone kitchen benchtops, window treatments, tiled floors to the bathroom, living areas and laundry, as well as full landscaping and paving to the front and rear.

Beautifully designed, an abundance of natural light flows through the main living area thanks to large windows and a triple sliding door, which will open to a fantastic alfresco under the main roof, where entertaining family and friends will be a breeze.

The sleek U-shaped kitchen offers 600mm stainless steel oven, hotplate and range hood, white cabinetry and a large breakfast bar with striking pendant lighting. You will love the convenient positioning of the two minor bedrooms near the bathroom, which has a contemporary white bath, spacious vanity and semi-frameless shower.

The master bedroom is conveniently situated away from the minor bedrooms

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 26773 |

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
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at the front of the home, where you can sit and relax, read a book and take in the street views in a nook near the front window. There is also a roomy walk-in robe and a large semi-frameless shower and vanity in the modern ensuite.

Please note, the buyer will be responsible for additional items that are not included in the builder's specifications, and associated variation fees.

Ideal for a young family or first-homebuyer, this exceptional offering is sure to be snapped up quickly. Please call Simar Singh, of Xceed Real Estate, on 0433 767 296.

Features include:

- Brand new turnkey 3 bedroom and 2 bathroom home
- 290sqm block
- Carpet or timber laminate to bedrooms
- Brick paving to front, sides and rear of the home
- Aluminum windows and sliding doors
- double remote-controlled garage with shopper’s entrance
- Stainless steel kitchen appliances
- paved, covered alfresco area
- Painting and window treatments included
- Landscaping included
- Large tiled laundry with rear access

Location:

- Five minutes to East Maddington Primary School
- 9 km to Maddington Central Shopping Centre
- 600m to Maddington Train Station
- 18.6km to Perth CBD
- About 2kms to East Kenwick Primary School
- 22km to Perth CBD

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*