



54 River Avenue Maddington, WA



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## A Golden Opportunity in the Land Down Under!

SECOND CHANCE!!!  
FINANCE FELL THROUGH.

Maddington is a lush, green suburb located just 20 minutes from Perth CBD, 15 minutes to International & Domestic airport and has a great mixture of Commercial, industrial & residential opportunities. If you are thinking about developing property in Maddington, consider that rental yields for houses are currently 5.91%, then this is the purchase for you. Expansive 6025 sqm Property with 37m Frontage.

- Zoned R20 (Subject To Council Approval).
  - 4-Bed, 2-Bath Home:
  - Modern Kitchen & Meals Area
  - Spacious Lounge with Bay Window
  - Family/Games Room Master Suite with Ensuite & Walk-In Robe
  - Three Additional Bedrooms with Built-In Robes
  - Ducted Evaporative Air Conditioning
- Armed with these stats, looking at this prime

Price: \$SOLD!!

Council Rates: \$1,750.00/year (approx)

Water Rates: \$1,025.04/year (approx)



**Erfan Hassani**

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