

6/18 Heron Pl, Maddington, WA 6109

Sold - 26/08/2025

Villa 3  1  1 



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 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.

Listed By

Louise Frisina
Phone: (08) 9459 7788
Mobile: 0433 322 980

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Open for Inspection

By Appointment.

