LJ Hooker Thornlie | Canning Vale
Shop 26 Thornlie Square Shopping Centre,Spencer Road,
THORNLIE WA 6108

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.

Open for Inspection

By Appointment.

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

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Listing Number: 3491840

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.