

Sold



51A Orr St, Maddington



## SUPER RARE OPPORTUNITY

This 2 bedroom, 1 bathroom duplex half is a wonderfully rare opportunity and something to get excited about!

Situated in an excellent location close to all the amenities and set on a half share of a total block size of 1315sqm "Zoned R80".

Perfect for the first-time buyer who has eyes on something for future gains or for the seasoned investor looking to add to their portfolio. This duplex (with NO strata fees) represents better value than an unit/apartment and offers a wonderful opportunity to invest now, live in / rent out and then develop later (subject to council requirement)

Whether you are on the hunt for your next project or for a solid home to nest and invest this is it!!!!

Features include,

\* Established front garden with driveway for 2 cars

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Price	SOLD
Property Type	Residential
Property ID	38
Floor Area	60 m2

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

ONE

- \* Side access for access to rear garden or car / boat / caravan storage
- \* Front terrace/undercover area, perfect for morning coffee
- \* Front lounge
- \* Two good size bedrooms
- \* Modern bathroom
- \* Open plan kitchen / meals area
- \* Clean & tidy kitchen with plenty of storage options and electric stove
- \* Separate laundry with trough and separate toilet
- \* Large undercover area, perfect for entertaining
- \* Beautiful established rear garden with plenty of space for a workshop
- \* Front and rear security doors (Installed in 2019)
- \* New gutters in (2018)
- \* Fully tiled throughout, making easy maintenance
- \* Great location at the cul de sac end of Orr Street
- \* Walking distance to Maddington Centro shops
- \* Short distance to Maddington train station
- \* Walking distance to Maddington primary school
- \* Access to Perth city will be a breeze
- \* Proven location in Maddington zoned R80 with development potential
- \* NO STRATA FEES
- \* Potential rent return of \$400 to \$420 per week

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