

Sold



46 Martindale Avenue, Madeley



## EXTRA SPACIOUS 3 X 2

Situated on a 338 square metre block with 200 square metres of quality built home, this is quite simply, the best you'll find in Madeley and surrounding suburbs.

Complete with 32 course ceilings with a theatre room off the spacious entry plus a wide open plan kitchen, dining and family living area opening to the high pitched all weather alfresco under main roof.

All 3 bedrooms are double and feature an abundance of built in robes, whilst both bathrooms are fully tiled from floor to ceiling with a separate WC off the ensuite.

The huge kitchen has plenty of bench and cupboard space including 11 overhead storage cupboards and also features a new fan forced wall oven, a new Bosch dishwasher plus a 5 burner cook top and water supply to the wide fridge/ freezer recess.

There's also plenty of storage cupboards with a 3 door linen/ brooms to the hallway and 6 extra cupboards to the laundry

Other extras include:

- Extra long double remote garage with handy shopper entrance to wide entry foyer
- Security alarm system

3 2 2 338 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15149
<b>Land Area</b>	338 m2

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

- Ducted evaporative air-conditioning
- Gas storage hot water service plus gas heating bayonet to the main living area
- Easy living neutral décor throughout
- Auto reticulation

And the list goes on and on

Perfectly positioned on an easy care block and so handy to both Madeley Primary School and Amstel Park plus Kingsway Sporting and Shopping Complexes.

There's no doubt, it's the best you'll find, but to be very sure

Inspect today with Steve Harber on 0407 246 733

#### 2018/2019 Rates

Local Authority - \$1,960 per annum

Water Rates - \$1,110 per annum

Water Consumption – Approx \$210 per annum

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