

Under Contract



21 Westbury Lane, Madeley



## The keys to happiness...

Welcome to 21 Westbury Lane Madeley, built in 2004 on 656sqm!

Situated on a generous block this 3-bedroom plus study home is beautifully presented and features a functional living layout, a separate formal lounge room, open plan kitchen, dining, living area with a huge high-pitched 122 sqm patio, low maintenance gardens and a triple car garage.

Property Features include but are not limited to:

- Master bedroom with huge walk-in robe + built in robe and private ensuite bathroom
- Floor to ceiling tiling and frameless shower screens
- Fully equipped study with both desk and storage
- Modern kitchen with plenty of cupboard space & stainless-steel appliances
- Separate front lounge room
- Light & bright main bathroom with separate bath and shower
- Well-appointed laundry back with outside access
- Minor bedrooms of double size with built in robes
- Reverse cycle ducted aircon throughout
- Security alarm and Crim safe security screens
- Low maintenance rear yard with decent grassed area
- Triple garage with drive through access
- Massive patio
- Solar gas water system
- Garden shed

3 2 3 656 m2

### Price

UNDER OFFER BY  
KIERA SIMPSON

### Property Type

Residential

### Property ID

31456

### Land Area

656 m2

### Floor Area

1,821 m2

### Agent Details

Kiera Simpson - 0414 441 445

### Office Details

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

**XCEED**   
REAL ESTATE

- Bore reticulated low maintenance tranquil garden
- Reticulation on bore water
- Huge outdoor entertaining area perfect for all year round
- Triple car garage with high ceilings and access through to the shopper's entrance

Located close to local shops, schools and transport routes, you are sure to be impressed with the features of this home offering great value in a great desirable suburb.

This immaculate home is situated close to a host of amenities including Madeley Primary School, parkland and bus routes.

Call Kiera Simpson on 0414 441 445 to book your private inspection today!

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