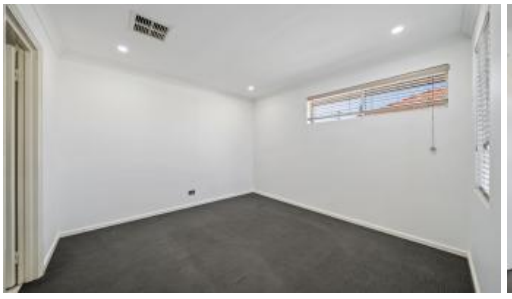


48B Medbury Rd, Westminster







Stylish and Secure!

Now this is what you call a “value villa”.

This immaculate 3 bedroom 2 bathroom residence is the perfect first-home, down-sizing option or even an astute investment property for those wanting to secure a long-term rental future and is nestled in an ultra-convenient location, close to everything you could ever want or need.

The hub of the floor plan is a beautifully-tiled open-plan living, dining and kitchen area. The well-appointed kitchen itself plays host to double sinks, a water-filter tap, a storage pantry, tiled splashbacks, dark stone bench tops and quality stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances. Access to the private alfresco-entertaining courtyard is rather seamless, with an indoor-outdoor integration coming to the fore.

All three bedrooms are carpeted for complete comfort here, inclusive of a larger master suite where a walk-in wardrobe meets a sleek ensuite bathroom with a dark stone vanity, shower, toilet and under-bench storage. A classy main bathroom services the other two bedrooms with its shower, separate bathtub and stone vanity in the middle.

The local Westminster Primary School, a lush park and fantastic children’s

3 2

Price	SOLD
Property Type	Residential
Property ID	27576

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

playground are all just around the corner, as are the likes of bus stops, child-care facilities, St Gerard’s Catholic Primary School, The Square Shopping Centre at Mirrabooka, the Westminster IGA supermarket, Northlands Plaza Shopping Centre, excellent restaurants and major arterial roads for easy access to the coast, the city, Perth Airport and even our picturesque Swan Valley. Talk about a very central position!

Book a time to visit this exceptional home by calling Simar on 0433 767 296.

Property Features:

- 3 bedrooms
- 2 bathrooms
- Open-plan living, dining and kitchen area
- Dishwasher
- Quality stone bench tops
- Carpeted bedrooms
- Walk-in robe to the master suite
- 2nd/3rd bedrooms with full-height BIR’s
- Ducted reverse-cycle air-conditioning
- Down lights
- Skirting boards
- Instantaneous gas hot-water system
- Outdoor alfresco-entertaining area
- Clothesline/drying courtyard, next to the rear alfresco
- Secure double lock-up garage

Location Highlights (all distances approximate):

- 550m to St Gerard’s Catholic Primary School
- 550m to Westminster Primary School
- 650m to Westminster IGA Xpress
- 1.6km to Northlands Plaza Shopping Centre
- 1.8km to The Square Mirrabooka
- 10.8km to Perth CBD
- 18.0km to Perth Airport

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.