

Sold



19 Emily Loop, Madeley



## Immaculate Home, Quiet and Convenient

Lovingly maintained and super low maintenance, this modern, comfortable, and practical home is ideal for first home buyers, busy families, or downsizers alike. With three bedrooms, two bathrooms, a private rear alfresco, double lock-up garage with direct home access and bright, white interiors throughout, you can simply move in and enjoy the ease.

From the beautifully tended front garden beds at the entry to the smart timber-style flooring, recessed lighting and airy open-plan living, kitchen and dining area, this home exudes a sense of contemporary flow. A spacious main bedroom offers ample mirrored built-in robes, a ceiling fan, and a good-sized ensuite with a frameless shower, vanity, and WC.

Bedrooms two and three – both double-sized – also feature mirrored built-in robes and ceiling fans and are served by a family-sized bathroom with bath, shower, vanity, and WC.

In the heart of the home, find a welcoming kitchen with top and bottom cabinetry, central island and breakfast bar, gas stove top, dishwasher, double sinks, and an open outlook to the sunny alfresco. Family life will no doubt centre on the adjoining living and dining area, boasting split-system reverse cycle air conditioning and ceiling fan, and plenty of natural light from the outside streaming in through wide windows.

A real stand-out is a remodelling of the laundry, boasting extensive bench space, a large tub and storage, as well as a fridge and extra kitchen storage

3 2 2 242 m2

<b>Price</b>	SOLD for \$630,000
<b>Property Type</b>	Residential
<b>Property ID</b>	29799
<b>Land Area</b>	242 m2
<b>Floor Area</b>	107 m2

### Agent Details

Jonathan Durrant - 0438 909 480

### Office Details

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

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space, great for smaller appliances, meal prep, and overflow from the kitchen itself.

In essence, this area is a laundry and a scullery, perfect for the demands of modern family living.

Outside, forget hours toiling in the sun, with artificial grass at the rear fronted by a paved and covered alfresco terrace, perfect for evening drinks or weekend barbecues. Neat as a pin and peaceful, too, there is nothing to be done but move in and relax. Out the front, park the cars in the double lock-up garage and enter the home directly. Or make the most of additional driveway parking at entry.

Brilliantly located just a three-minute drive to Madeley Primary School and Lake Goollelal, and less than ten minutes to Kingsway Shopping Centre and Whitfords Train Station, living here means the comfort of a family-friendly street alongside proximity to all amenities.

This is an excellent investment for the future. To secure this property now, contact Jonathan Durrant on 0438 909 480.

#### Features Include:

3 bedrooms, 2 bathrooms

Double lock-up electric garage, direct home entry

Remodelled separate laundry/kitchen scullery

Rear paved alfresco

Split-system AC in living/kitchen/dining

Ceiling fans throughout

Timber style flooring, recessed lighting

Open plan kitchen, living, dining

Contemporary appliances, double sinks, dishwasher

Mirrored built-in robes to all bedrooms

Ensuite to main bedroom

Second family-sized bathroom with bath, shower

#### Location (approx. distances):

300m Jackson Park and playground

650m Bus stop, Gngangara Road

1.7km Madeley Primary School

1.7km Reverend John Smithies Park (lakeside)

3km Amstel Park

3.2km Spudshed Wanneroo

3.4km Kingsway City Shopping Centre

4.8km Whitfords Train Station

*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.*