







The keys to happiness...

3 2 3 656m2

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

Price	SOLD for $1,040,000
Property Type	Residential
Property ID	31456
Land Area	656 m2
Floor Area	1,821 m2

Agent Details

Office Details

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