

**15 Bogdanich Way, Madeley, WA 6065**

**Sold House**

Wednesday, 4 October 2023

15 Bogdanich Way, Madeley, WA 6065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 455 m2**

**Type: House**



Eon Dyson

0432923820

**\$665,990**

Find style, space and comfort here from within the walls of this terrific 4 bedroom 2 bathroom single-level home that will no doubt bring joy to your loved ones. The open-plan family, dining and kitchen area acts as the perfect main hub of the floor plan here, playing host to low-maintenance timber-look flooring, a storage pantry, double sinks, a dishwasher recess, plenty of over-head and under-bench cupboard space, a five-burner Bellissimo Technika gas-cooktop/oven combination, a range hood and sparkling stone bench tops - inclusive of a floating island breakfast bar. A carpeted theatre room off the living zone doubles your personal options, with all four bedrooms also carpeted for good measure. The spacious front master-bedroom suite is nestled right away from the minor sleeping quarters at the back of the house and offers complete privacy for parents - as well as separate "his and hers" walk-in wardrobes leading into a contemporary ensuite bathroom with a large shower, a powder vanity and a separate toilet. From the family room, outdoor access to a fabulous rear alfresco-entertaining area is rather seamless. There, you will find a gas bayonet for those weekend barbecues, extra power points and have a full view of a tranquil backyard-lawn setting - one that the kids and pets will absolutely fall in love with. The splendid Cheltondale Park sits just around the corner, with bus stops, Madeley Primary School and even the sprawling Amstel Park also only walking distance away from your front doorstep. The likes of Ashdale Secondary College, Kingsway Christian College, the Kingsway Regional Sporting Complex, Kingsway Indoor Stadium, Darch Plaza Shopping Centre, more shopping at Kingsway City and major arterial roads for easy access to Hillarys Boat Harbour, beautiful beaches, the freeway, train stations, Perth Airport, the city and even our picturesque Swan Valley are a matter of minutes away in their own right. This really is the perfect haven to settle down in and make many endless memories. Family bliss awaits! Other features include, but are not limited to; • Double-door portico entrance • Wide entry foyer • 2nd bedroom with full-height built-in robes • 3rd/4th bedrooms with BIR's of their own • Light and bright main family bathroom with a separate bath and shower • Separate laundry - with external/side access for drying • Separate 2nd toilet • Full-height double sliding-door linen press • Ducted and zoned reverse-cycle air-conditioning • NBN internet connectivity • Venetian blinds throughout • Solar hot-water system, with an instantaneous gas booster • Reticulated lawns and easy-care gardens • Remote-controlled double lock-up garage - with internal shopper's entry • Side-access gate • 455sqm (approx.) block • The home is being sold with an active fixed term lease in place at \$530/week until 25th March 2024. Current market rental appraisal is at \$640/week to \$680/week. Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.