

**16 Bogdanich Way, Madeley, WA 6065**

**slp.**

**House For Sale**

Saturday, 4 May 2024

16 Bogdanich Way, Madeley, WA 6065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 433 m2**

**Type: House**



Kenny Yu

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## Offers

SALE; Nestled in a serene neighbourhood, this 2017 built home offers contemporary living at its finest. Step inside to discover reverse cycle air conditioning, quality floor tiles and plush carpets that span throughout. The spacious lounge and dining area, adorned with high ceilings, seamlessly flow onto the alfresco area overlooking the manicured yard, complemented by a paved area perfect for sun-soaked outdoor lounging and entertaining. The sleek kitchen, complete with stone benchtops and quality appliances, is perfect space to prepare meals, while ample storage ensures convenience plus a modern scullery awaits. Four generously sized bedrooms, each featuring plush carpets, provide comfort and privacy. Three with mirrored built-in robes, including the master bedroom which also boasts a generous walk-in robe and a private ensuite. The family bathroom has a separate shower and a relaxing bathtub. Completing the package is a spacious home theatre and study nook and a double garage with attic storage access. This property is only mins walk to the local Madeley Pri School and nearby to many amenities this popular estate has to offer. When looking for public transport, walk no more than 1 minute to bus services. Perth popular beaches are just 15 mins drive and CBD an easy 30 mins drive south.

**Internal Features:**

- Spacious layout with high ceilings in main living area, flooded with natural light from large windows and sliding glass doors.
- Spacious home theatre and a study nook.
- Gourmet kitchen with quality appliances, stone benchtops with breakfast bar, a scullery with pantry providing ample space for culinary endeavours.
- Four large proportioned bedrooms featuring new carpets, offering comfort and privacy. Three rooms include mirrored built-in robes, with the master bedroom also boasting a large walk-in robe and a private ensuite for added convenience.
- Modern bathrooms and ensuite with separate showers, toilets, and vanities with storage, including a bathtub in the main bathroom, complemented by a spacious laundry area with additional storage space.
- Extra features include not limited to solar panels, ceiling fans, attic storage, security screens.

**External Features:**

- Alfresco with cafe blinds
- A spacious outdoor space with lawn space and beautiful fruit trees, perfect for kids and pets.
- Beautifully landscape front with a lovely white picket fence.
- Double garage with plenty of driveway parking.

There's no place like home. Ready to take a look at this beauty? P.S - This property is currently tenanted till 2/9/24 Give Kenny Yu a call to find out more or if you're thinking of selling call Kenny Yu to get YU sold!

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.