

# 3 Gawler Road, Madeley, WA 6065



## House For Sale

Monday, 22 April 2024

3 Gawler Road, Madeley, WA 6065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 242 m2**

**Type: House**



Dave Seah  
0892460050

## Set Date Sale

What we love..... is the quality low-maintenance "lock-up-and-leave" lifestyle that accompanies this beautifully-presented 3 bedroom 2 bathroom single-level home in the north of Madeley... is the tiled open-plan living, dining and kitchen area that doubles as the main hub of the house with its split-system air-conditioning unit, feature down lighting, breakfast bar, double sinks, pantry storage and quality stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances... is the tranquil rear outdoor alfresco-entertaining area, situated off the living space and overlooking carefree artificial backyard turf, as well as a corner garden shed for tool and toy storage... is the security of a double lock-up garage, for peace of mind... is the lovely Jackson Park sitting just around the corner from this residence's terrific location, with bus stops and Susan Park situated nearby for good measure, whilst Madeley Primary School, Ashdale Secondary College, Kingsway Christian College, the Kingsway Regional Sporting Complex, Kingsway Indoor Stadium, Darch Plaza Shopping Centre, more shopping at Kingsway City, gorgeous lakes and major arterial roads for easy access to Hillarys Boat Harbour, glorious beaches, the freeway, train stations, Perth Airport, the city and even our picturesque Swan Valley are all only a matter of minutes away in their own right - talk about convenience

What to know All three bedrooms are carpeted for comfort, with the two spare bedrooms both boasting full-height mirrored built-in wardrobes. They are serviced by a sleek white main bathroom with a bathtub and showerhead. The larger master suite has full-height mirrored built-in robes of its own, complemented by a private ensuite bathroom with an over-sized shower, a vanity, under-bench storage and more. Extras include a front security door, alfresco café blinds for protection from the elements, a paved drying courtyard, an instantaneous gas hot-water system and reticulated gardens. The living is easy here, that's for sure.

Who to talk to Set Date Sale. All offers presented on or before 15/5/24 Wednesday 5pm. The seller reserves the right to accept an offer prior to the close. To find out more about this property you can contact agent Dave Seah on 0421 495 752 or by email at [dseah@realmark.com.au](mailto:dseah@realmark.com.au)

Main features- 3 bedrooms- 2 bathrooms- Open-plan living, dining and kitchen area- Outdoor alfresco entertaining at the rear- Larger master-bedroom suite- Split-system air-conditioning- Low-maintenance gardens- Double lock-up garage- Easy-care 242sqm (approx.) block- Strata fees \$800/year (approx.)