

**7/23 Cooper Street, Madeley, WA 6065**



**Sold Villa**

Monday, 14 August 2023

7/23 Cooper Street, Madeley, WA 6065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 105 m2**

**Type: Villa**



Mark Robinson  
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## Contact agent

MORTGAGEE IN POSSESSION MUST BE SOLD. INSTRUCTIONS ARE CLEAR! "LIQUIDATE THIS PROPERTY!!!" REGISTER YOUR INTEREST IMMEDIATELY AS INSPECTIONS ARE AVAILABLE SOON. If you have cash or finance approval you should investigate this rare chance to secure the buy of 2023. The mortgagee will favour simple, straight forward and prompt settlement offers. 3 X 2 FRONT VILLA WITH REAR GARAGE

Important details: \* Low maintenance, freshly painted \* Views to bush reserve opposite from master bedroom \* Reverse cycle split system air conditioning in master bedroom and living area \* Kitchen overlooks meals and lounge and includes dishwasher, pantry, single fridge space, breakfast bar, gas hot plates, electric oven, range hood, and double sink \* High ceilings throughout living area \* Master bedroom includes large double sliding door mirrored robe and reverse cycle split system air conditioner \* Ensuite includes double vanity, shower and toilet \* Bedroom two and three include single built in wardrobes \* Main bathroom includes bath, shower and vanity, separate toilet \* Enclosed internal laundry \* Double door storage/linen cupboard \* Sliding door access to private paved courtyard area \* Secure double carport with automatic door one side open, allowing for more space to entertain \* Carport is accessed from the rear of the villa and there is direct entry to the villa from the garage \* Separate storeroom at back of carport (under main roof) \* Gas point for heater in living area \* Gas storage hot water system \* Reticulated front lawn & back garden bed

This is a definite winner - a great suburb, ideal location, street appeal and low maintenance living! EXPECTED RENTAL \$500 - \$550 p.w. based on local agent advice.

Location Details~ 1.5km to Kingsway City Shopping Centre~ 1.5km to Kingsway International Sporting Complex~ 1.5km to Kingsway Christian College (K-12)~ 1.5km to Ashdale Primary School and Ashdale Secondary College~ 0.7km to Madeley Primary School

Madeley is situated 17kms from Perth CBD, in close proximity to the Mitchell Freeway. Approximately 20 minutes, by car to the city in off peak and around 30-35 minutes during the peak, or you can hop on a train at the Greenwood Station (5 kilometres) for an express trip to Perth or Joondalup. Centrally located, close to several major shopping centres and other social infrastructure and 15 minutes drive to the Indian Ocean and fabulous Hillarys Marina. Photos are approx 12 months old. Shire Rates: \$1,950/annum Water Rates: \$1,157.53/annum REGISTER WITH MARK ON 0409923112 NOW. DISCLAIMER: The information provided is deemed to be correct but cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by seller or agent & are expressly excluded from any contract.