

**7 Atholl Way, Madeley, WA 6065**

**House For Sale**

Saturday, 13 April 2024

7 Atholl Way, Madeley, WA 6065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 458 m2**

**Type: House**



Alayna Templeman  
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## UNDER CONTRACT!

Welcome to 7 Atholl Way, Madeley - an idyllic retreat opposite a park, nestled on a generous 458sqm green title corner lot. This expansive family haven offers a harmonious blend of comfort and style. With 3 bedrooms, 2 bathrooms, a study, and a theatre room, every corner is thoughtfully designed to cater to your lifestyle needs. As you step through the double door entry, you'll immediately be greeted by the warmth of bamboo flooring and the spacious grand entry hall opening to the study, master suite and theatre. The expansive theatre room with coffered ceilings, which can easily transform into a 4th bedroom or guest suite, provides an abundance of room for secondary living, complete with a projector for movie nights. Retreat to the large master suite, complete with walk-in robe, sliding door access to outdoor living, and an ensuite featuring a double basin vanity and concealed toilet. The double door entry adds a touch of grandeur, welcoming you into the room. The kitchen is well equipped featuring a dropped ceiling, modern appliances, ample counter space, and sleek cabinetry. It seamlessly flows into the large living, dining, and alfresco patio area creating a harmonious space perfect for both intimate family meals and lively gatherings. Step outside to discover a huge pitched alfresco patio with enough room for dining and lounge areas, bordered by low maintenance garden beds. The secondary bedrooms, conveniently located off the main living area, offer double built-in robes, split air-conditioners, and easy access to the main bathroom facilities. Noteworthy is the outdoor liquid limestone flooring finish, ensuring low maintenance and a contemporary appearance. Currently tenanted on a fixed lease until 30/10/2024, this property presents a lucrative investment opportunity with immediate returns. Whether you're seeking your dream home to buy now and move in later or an astute investment, this property promises a lifestyle of comfort and convenience. Property Features: • Green title, corner lot • 3 Bedroom (theatre can transform into a 4th bedroom or guest suite) • 2 bathrooms • 2 car garage with built-in cupboard storage • Decent laundry with ample benchtop • Study • Theatre • Bamboo flooring to main living and bedrooms • Split system air-conditioning units to main living and secondary bedrooms • Fan only and heating unit to master bedroom and theatre • Massive pitched alfresco • Intercom • Security alarm • Security shutters to study, master suite, and laundry Location: • Cheltondale Park & Playground (across the road) • IGA Darch - 2.1km • Local Coffee Shop - 950m • Madeley Primary School - 650m • Ashdale Secondary College - 1.3km • Kingway Sports Stadium - 1.0km • Bus Stop - 350m • Whitfords Train Station - 5.6km • Whitfords Beach - 10.5km • Westfield Whitford City - 9.6km • Perth CBD - 22.1km Don't miss out on the opportunity to make this your home. Contact me today and start envisioning the possibilities - Alayna Templeman - 0431 028 432. Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, 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. Images are for illustrative purposes.