

**91 Cooper Street, Madeley, WA 6065**



**Sold House**

Wednesday, 13 September 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**

**\$608,000**

Built in 2008, this feature built three bedroom + two bathroom low maintenance property will surely look to tick many boxes for you and is perfect for investors, smaller families or empty nesters alike. The layout and flow of the home will surely please from the outset with its high ceilings throughout and light, bright, neutral décor. There are multiple living areas, with a front lounge which can be closed off from the main living area. The main living area itself flows from the gourmet kitchen and features a large open plan meals and living zone. The quality kitchen overlooks the courtyard and boasts stone bench tops with breakfast bar, dishwasher, 900mm Blanco oven, a 5 burner gas cooktop, overhead storage and a large fridge recess. Combine this with a superior sized Master bedroom complete with a walk in robe, an ensuite bathroom, two double sized minor bedrooms both with robes, a modern main bathroom with a bath and roomy laundry then you have a recipe for a fantastic floorplan. There is also a north facing alfresco outdoor entertaining area providing a peaceful area to enjoy a coffee and catch the morning sun. Priced to sell, the owners are open to considering all offer conditions.\*\* Please note that this property is currently leased @ \$520pw until 10th Feb 2024 with tenants that would love to stay on making it ideal for investors\*\*Property features include but are not limited to:

- Large master bedroom with tinted windows and walk in robe
- Ensuite bathroom with stone top vanity
- 31c (approx) ceilings to the entire home including garage.
- Spacious kitchen with 900mm oven, 5 burner gas cooktop, large fridge recess, stone benchtops and breakfast bar
- Ducted reverse cycle air conditioning throughout
- Spacious open plan living and meals
- Lounge room/TV room located at the front of home
- Gas storage hot water system
- Large full height tiled main bathroom with bathtub
- Separate second toilet
- Laundry with linen cupboard
- Double remote lockup garage with storage area
- Alfresco entertaining area
- 300sqm easy care lot
- 127sqm of living (approx)