

**22 Cooper St, Madeley, WA, 6065**



**House For Sale**

Friday, 30 August 2024

22 Cooper St, Madeley, WA, 6065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



David Snell

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## New Carpet, Ready To Move In To Now!

Don't delay, this modern 3-Bedroom, 2-Bathroom property, built by Gemmill Homes, has just been vacated, is newly carpeted and ready for new owners! Here is why you will want to make this your new home:

- Three bedrooms with built-in wardrobes
- Two modern bathrooms, including an ensuite in the master bedroom
- Open plan living and dining area, perfect for entertaining guests
- Stylish kitchen with stainless steel appliances, gas cooktop, and ample storage space
- Reverse cycle air conditioning in the living area and master bedroom for year-round comfort
- Low-maintenance backyard with a paved outdoor entertaining area
- Double lock-up garage for secure off-street parking with internal access to the house
- Located in a quiet and friendly neighbourhood, just a short drive from local shops, schools, parks, and public transport options
- Close to Madeley Primary School, Kingsway Christian College, Kingsway City Shopping Centre, and Lake Goollelal
- Easy access to the Mitchell Freeway and Warwick Train Station, making it ideal for commuters
- Perfect for families, professionals, or anyone who values comfort, convenience, and low-maintenance living
- 254sqm survey strata lot - you have full control of everything within the lot boundary
- No strata fees

### Location Highlights:

- Prime Location: Opposite Amstel Park with a lovely walking trail and playground.
- Convenient Transport: Three bus stops within a 2-minute walk. Schools and shops are close by, and only 4.7 km to the Freeway.

### Shops:

- 2.9 km to Kingsway City Shopping Centre
- 8.4 km to Westfield Whitford City

### Recreation:

- 0.3 km to Amstel Park
- 0.9 km to Cheltondale Park
- 2.1 km to Kingsway Regional Sporting Complex
- 9.6 km to Whitford Beach
- 10 km to Mullaloo Beach
- 11 km to Sorrento Beach

### Schools:

- 0.7 km to Madeley Primary School
- 2.1 km to Kingsway Christian College (K-12)
- 2.7 km to Ashdale Primary School and Ashdale Secondary College

### Public Transport:

- 0.3 km to Susan Road bus stop
- 4.8 km to Whitford Train Station
- 5.9 km to Greenwood Train Station
- 5.3 km to Mitchell Freeway (Hepburn Ave Exit)
- 11 km to Hillarys Boat Harbour
- 24 km to Perth CBD

### Rates:

- Council Rates: \$1,944.34 pa
- Water Rates: \$1,085.81pa

Call David Snell today on 0400 827 800 and request your information pack.