

2/9 Cooper Street, Madeley, WA 6065

MINT
REAL ESTATE

Unit For Sale

Thursday, 4 July 2024

2/9 Cooper Street, Madeley, WA 6065

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 102 m2

Type: Unit



Lisa Loke

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NEW TO MARKET!

This 3-bedroom, 2-bathroom low-maintenance gem in Madeley checks all the boxes. Located opposite Amstel Park and close to transport, shops, and schools, this newly painted home is move-in ready. It's bright, light, and just waiting for you to make it yours. Call Lisa now on 0481 380 380 to book your viewing!

WHAT YOU WOULD LOVE ABOUT THIS PROPERTY: Features:- 3 Bedrooms, 2 Bathrooms, Family/Dining, Double Garage, Storeroom- Ideal for First-Time Buyers or Downsizers: Perfect for those looking to live in a family-friendly community. Also an excellent investment opportunity.- Modern, Fresh Vibe: High ceilings, newly painted, and LED lighting throughout.- Open Plan Kitchen: Designed for entertaining, with a breakfast bar, ample cupboard space, large fridge recess, built-in pantry, electric oven, and gas cooktop.- Spacious Family/Dining Area: Tiled and seamlessly connected to the rear courtyard.- Generous Main Bedroom: Features triple built-in robes and an adjoining ensuite.- Good-Sized Minor Bedrooms: Both with built-in robes.- Convenient Second Bathroom: Services minor bedrooms with a separate WC to reduce morning queues.- European-Style Laundry and Linen Storage. - Ample Entertainment Space: Rear courtyard perfect for summer BBQs.- Energy Efficient: Solar panels to help with power bills.- Comfortable Living: Ducted evaporative air conditioning.- Secure and Convenient: Double automated garage, storeroom, and security system.- Low Maintenance: Reticulation to the front garden, shed, gas storage hot water system.- Built in 2007 on approx. 228m².

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: Strata: \$222.65 pq Council Rates: \$1,916.29 pa Water Rates: \$1,085.81pa

***PLEASE NOTE:** While every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to change. It is recommended that you conduct your own due diligence before making any decisions based on this information.