

**3/1 Buffalo Avenue, Madeley, WA 6065**



**Unit For Sale**

Monday, 8 July 2024

3/1 Buffalo Avenue, Madeley, WA 6065

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Nathan Whennen

0893889311

## Set Date Sale ends 23rd July @ 1pm

**\*\*SET DATE SALE** with absolutely ALL offers being presented on July 23rd at 1pm. The Seller reserves the right to sell prior to this date so we encourage offers as early as possible. **\*\*What we love** Welcome to your dream home in the heart of Madeley! This stunning two bedroom, two-bathroom residence combines modern comforts with elegant style, offering you the perfect retreat. The master bedroom is a sanctuary of luxury, featuring mirror sliding robes and plush carpets that add a touch of sophistication. The spacious ensuite is adorned with modern accents, creating a private oasis for relaxation. The second bedroom, equally inviting with its plush carpets, offers ample space and comfort. Conveniently located adjacent to this bedroom is the main bathroom, equipped with a shower bath and toilet, ensuring ease and functionality for your everyday needs. As you step out into the open plan living and dining area, you are greeted by a cosy study nook, perfect for a home office or a quiet reading corner. The living and dining room is bathed in natural light, thanks to the numerous windows that feature electric external window shutters, offering both privacy and control over your indoor environment. The kitchen is a chef's delight, boasting a gas stove top, stainless steel fittings, and abundant storage space. This culinary hub seamlessly connects to the outdoor alfresco area, making it ideal for entertaining guests or enjoying your morning coffee amidst your favourite house plants. The home is equipped with ducted reverse cycle air conditioning, ensuring year-round comfort, while the reticulated garden system keeps your outdoor spaces lush and green with minimal effort. Every detail of this home has been thoughtfully designed to enhance your living experience. Whether you're hosting family gatherings in the alfresco area or enjoying the serenity of your master suite, this Madeley residence is the epitome of modern living and convenience. Don't miss the chance to make this beautiful home yours. **What we know** • Two bathrooms • Two bedrooms • Two car spaces (1 car garage with workshop) • Reverse cycle ducted air conditioning • Laundry • Study nook • Spacious kitchen **What's close** • Amstel Park - 800m • Madeley Primary School - 1.2km • Zuvela Ponds - 1.5km • Lake Goollelal - 1.5km • Goodstart Early Learning - 1.5km • Kingsway Shopping Centre - 2.2km • Kingsway Christian College - 2.5km • Kingsway Football and Sporting Club - 2.5km • Bindaree Rotary Club - 2.5km • Yellagonga Regional Park - 3.2km **Who to talk to** Nathan Whennen 0412 672 757 [nwhennen@realmark.com.au](mailto:nwhennen@realmark.com.au)