

# 46 King David Boulevard, Madeley, WA 6065

## House For Sale

Tuesday, 7 January 2025



JoyAbode

46 King David Boulevard, Madeley, WA 6065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 628 m2**

**Type: House**



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0894414845

## CLOSING DATE SALE 31 January

CLOSING DATE SALE: 31 January The Sellers reserve the right to accept an offer prior to the closing date. Nestled in a quality neighbourhood, this modern 4 bedroom 2 bathroom residence seamlessly combines sophistication, comfort and practicality. Designed with contemporary living in mind, the property boasts an attractive façade from the street, expansive interiors, exceptional finishes and thoughtful touches throughout. Perfect for families, it offers a warm and inviting atmosphere, enhanced by an effortless indoor-outdoor integration. Double French doors off the wide entry foyer reveal a magnificent theatre room that is fully-equipped with a projector and "movie" screen on the wall for the ultimate cinema-style experience. Also at the front of the layout is a massive king-sized master-bedroom suite with a ceiling fan, full-height multi-door mirrored built-in wardrobes and an exquisitely-renovated – and fully-tiled – ensuite bathroom with a rain/hose shower and twin "his and hers" stone-vanity basins. Ceiling fans and built-in robes are commonplace within the spare bedrooms, whilst the stunningly-revamped main family bathroom oozes style with its shower, separate free-standing bathtub and funky light fittings. The well-appointed laundry has also been cleverly updated to include internal hanging space, ample built-in storage options and external/side access for drying. A spacious open-plan family, dining and kitchen area doubles as the main hub of the floor plan with its ceiling fan, feature pot-belly log-fire heater and generous overall proportions. The tiled kitchen itself is nice and functional, playing host to a double-door storage pantry, double sinks, a water-filter tap, sleek bench tops and splashbacks, a double fridge/freezer recess, a microwave nook, a dishwasher, a Westinghouse oven and stainless-steel range-hood and gas-cooktop appliances. Gorgeous double French doors reveal a large games room that essentially triples personal living options and will definitely keep the young ones happy when it comes to fun and play. At the rear and off here, a fantastic patio area encourages covered entertaining no matter what the occasion, splendidly overlooking a lovely backyard-lawn setting whilst spanning the entire width of the house. Stroll to a plethora of picturesque local parklands from here, inclusive of the outstanding – and child-friendly – Dinosaur Park and the sprawling Kingsway Regional Sporting Complex. Also only walking distance away are bus stops, Kingsway City Shopping Centre, Madeley Primary School and Kingsway Christian College, ensuring the utmost in living convenience for all involved. A true gem, this fabulous property provides the ideal setting for creating lasting memories. Treat your family to something very special, here!

Features include;

- 4 bedrooms
- 2 renovated bathrooms
- Double-door portico entrance
- Easy-care timber-look flooring
- Full home theatre room with a projector and screen
- Large open-plan family/dining/kitchen area – with a dishwasher
- Games room
- Huge master suite
- BIR's to all of the bedrooms
- Separate bath and shower in the quality main bathroom
- Revamped laundry
- Outdoor patio-entertaining area
- Private backyard
- Solar-power panels
- Ducted air-conditioning
- Stone bench tops
- Security-alarm system
- Security window roller shutters
- White plantation window shutters
- Down lights
- Feature ceiling cornices
- Security doors
- Established lawns and gardens
- Garden-shed storage down the sides of the property
- Double lock-up garage
- Side-access gate
- 628sqm (approx.) block
- Built in 2005 (approx.)