

# 6A Medford Court, Woodvale, WA, 6026

## Sold House

Saturday, 16 November 2024

6A Medford Court, Woodvale, WA, 6026

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Karl Wright

**\*SOLD From VIP PREVIEW!\* Fully Renovated Gem**

Modern living meets comfort in this beautifully renovated home. Offering contemporary elegance where every detail has been meticulously crafted to offer the perfect blend of style and functionality.

Featuring spacious 3-bedrooms, 1-bathroom semi-ensuite plus additional WC, lounge and dining plus open plan kitchen and family, and exceptional outdoor entertaining to both the front and rear, this home is a rarity.

Located on at the top of a cul-de-sac this duplex home is conveniently located just minutes to the local shops, schools and public transport.

Completely move-in ready and highly suited to a couple, small family or downsizers, this home is a must see.

Please SMS Wright Realty on 0428 232 656 or email [hello@wrightrealty.com.au](mailto:hello@wrightrealty.com.au) to register your interest.

3 Bedrooms | 1 Bathroom Semi-Ensuite + Additional WC | Lounge | Dining | Kitchen | Family | Laundry | Patio | Shed | Cubby | Undercover storage | Single Carport + off-street parking

- Positioned elevated from the street with attractive fenced decking and front entertaining area. Enjoy your very own oasis.

- The love, care and feeling of home is evident as you step into the home. Beautifully presented and completely renovated throughout with neutral colour tones with modern laminate flooring and carpet to the bedrooms.

- Large lounge and dining area positioned to the left of the entrance and flows through to the open plan family and kitchen.

- The renovated kitchen has plenty of built-in cabinetry with a recess for your double door fridge and microwave, everything has its place. Offering a central island bench and breakfast bar with feature lighting, 5-burner gas cooktop, Westinghouse electric oven and dishwasher. Enjoy cooking your culinary delights in this fantastic environment.

- Adjacent to the kitchen is a study nook. Every facet of this home has been carefully considered and space utilised effectively.

- The family room, currently also used as a dining area, is spacious and features a wood fired heater to warm those chilly nights.

- Main bedroom privately positioned to the front right of the home presents impeccably, featuring triple door built-in wardrobe, a beadboard wainscoting feature wall, dual pendant lighting, and barn door leading to the semi-ensuite bathroom.

- The luxurious semi-ensuite bathroom features a triple door vanity unit, large mirror, WC, glass shower and separate bathtub for you to relax and enjoy.

- Bedrooms 2 and 3 are both genuine doubles, each featuring built-in wardrobe recess.

- The Laundry features excellent built-in cabinetry and access outdoors including pet access.

- Step outside to the rear and you will find a superb, pitched patio area, paved with surrounding artificial lawn and retained gardens. Enjoy year-round entertainment. A kids cubby house in the corner offers hours of play.

-☒Shed for storage with additional side undercover storage.

-☒Single carport with gated rear access plus off-street parking.

Additional features: Double glazed windows to the front; Ducted evaporative a/c; Insulation; Instantaneous gas hot water system; Security grills; NBN ready.

1987 built on approx. 398m<sup>2</sup> block. No strata fees.

Nearby Amenities:

400m to Yellagonga Regional Park

950m to Plumdale Park

1.1km to Woodvale Village Shopping Centre

1.3km to North Woodvale Primary School

1.6km to Edgewater Train Station

2.3km to Woodvale Secondary College

3.1km to Woodvale Public Library

3.3km to Woodvale Boulevard Shopping Centre

3.6km to Whitfords Train Station

Disclaimer:

In preparing this information, Wright Realty has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.