



Coombs, 41 Madgwick Street

Expansive, Light-Filled Home

Your dream home with plenty of room to live and grow, where every aspect is designed with comfort and style in mind. The spacious layout offers plenty of room for family living and entertaining.

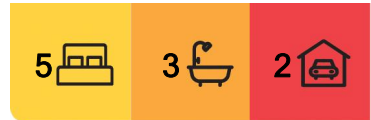
Four-meter-high ceilings and large windows accentuate the space on offer and fill the whole home with natural light. There is seamless flow from the open-plan kitchen to the dining, living areas.

The kitchen is a delight, featuring quality stainless-steel appliances, a butler's pantry, and ample counter space, making meal preparation a breeze. The informal living and dining space opens up to the alfresco area through elegant French doors.

Alfresco area and spa are perfect for unwinding, outdoor entertaining and dining or simply enjoying a cup of coffee.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Auction

View
ljhooker.com.au/HNZQNF8H

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EER ★★★★★

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The main bedroom boasts built in and walk-in robes and an ensuite with double vanities. Additional bedrooms are generously sized, each with built-in robes, ensuring comfort and convenience for the entire family.

Spacious laundry with storage, ducted heating and cooling ensures comfort. Downstairs the double garage leads into the expansive storage area. If the opened up the garage can accommodate 6 plus cars.

Nestled in the sought-after suburb of Coombs, this home places you within walking distance of Woolworths Metro, BWS, Coombs Shopping Centre, and cozy cafes. You'll also enjoy easy access to nearby biking and walking trails, playgrounds, local primary schools, and dog parks.

- * Large family home
- * Stunning street appeal
- * Opposite parkland and schools
- * French doors and windows
- * Plantation shutters throughout
- * 4 meter high ceilings
- * Open plan living and dining area
- * Formal lounge on entry
- * Kitchen with gas cooktop, stone benchtops and stainless-steel appliances
- * Butlers' pantry
- * Main bedroom with built in & walk-in robe & an en-suite
- * Additional four bedrooms with built in robes
- * Two full bathrooms plus ensuite
- * Laundry with storage
- * Linen storage
- * Outdoor entertaining and spa
- * Low maintenance backyard
- * Solar panels
- * Ducted heating and cooling
- * Tandem double car garage
- * Large under house storage with lots of potential for a man cave and large garage
- * Moments away from Coombs shopping centre, local shops, schools, playground and parks

Land Size: 544sqm

Living Size: 237sqm

Garage Size: 34sqm

EER: 3.5 stars

Rates: \$3,360 p.a.

Land Tax: \$5,801 p.a. (investors only)

UV: \$626,000 (2023)

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in all respects.

More About this Property

Property ID	HNZQNF8H
Property Type	House
House Size	237 m ²
Land Area	544 m ²
EER	3.5
Including	Ducted Cooling Ducted Heating Spa Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels

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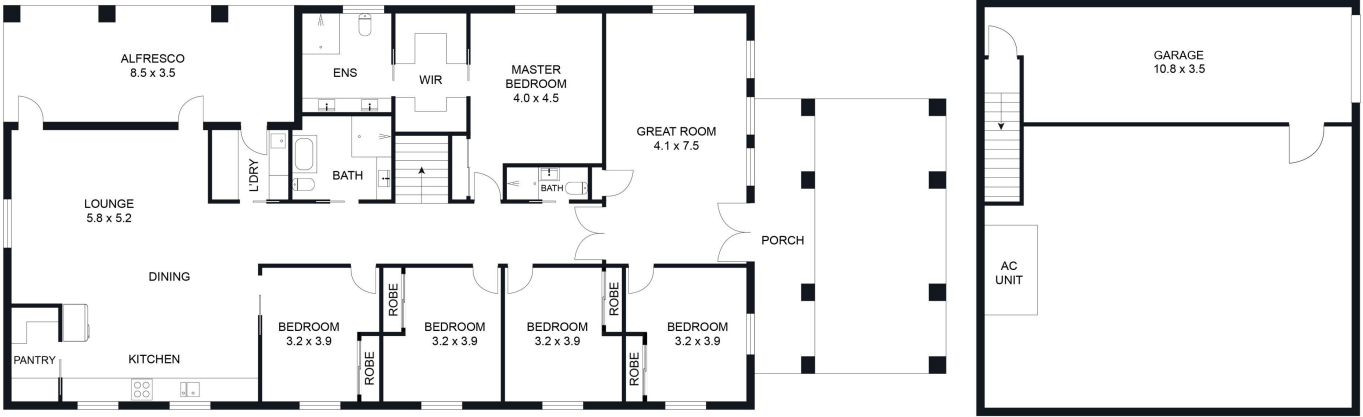
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