



8 Madge Way, Leda



Family living made easy

A 2019 makeover means there is nothing you need to do to here, you can move in right away and enjoy all the home has to offer, including a quiet, convenient location, good-sized block and plenty of room for family living.

The updates include new wood-look vinyl flooring and carpet, repainted throughout, new downlights and oyster lights, and new tapware in the bathrooms.

It's light, bright, and welcoming with a flowing floorplan that allows for separate spaces for adults and children, depending on your needs.

Entry is to a formal living/dining room.

The master bedroom is opposite, letting you create a parents' zone if you wish.

The layout leads to a light-filled open-plan living/dining/kitchen area that will be the hub of family life - the kids can play there when they're small and you can easily keep an eye on them while prepping meals in the kitchen. As they get older there'll be afternoon snacks

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Price SOLD for \$355,000
Property Type Residential
Property ID 85
Land Area 558 m2

Agent Details

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Office Details

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after school around the dining table, and you can all sit together and watch TV in the evening.

The spacious kitchen makes casual cooking or entertaining easy, with plenty of storage, ample bench space, stone benchtops, gas cooktop, underbench oven and fridge recess. It also has access to the formal dining area.

Allowing some separation for parents, three more bedrooms are in their own wing, set around the main bathroom with bath and shower and separate toilet in the laundry.

Outside there is a paved area that runs along the back of the home where you can set up for a barbecue and catch up with extended family and friends, while the low-maintenance gardens are time-saving or give you the opportunity to create your own backyard oasis.

The home is set on 558sqm, providing room for a dog to play and to set up a swing set and trampoline for the kids.

The location puts you in walking distance of Henley Park and Reserve, and close to Wellard Shopping Centre, Peter Carnley Anglican School and the Wellard Train station.

Inside

Formal living/dining room with vinyl flooring

Open-plan living/dining/kitchen area with vinyl flooring in the living zones and tiled flooring in the kitchen

Kitchen with stone benchtops, stainless-steel appliance, gas cooktop, ample storage, fridge

recess and access to the formal dining area

Four bedrooms and two bathrooms

Master bedroom with carpet, walk-in robe and ensuite with shower, vanity unit and toilet

Three carpeted bedrooms, one with a built-in robe, one with a robe recess

Main bathroom with bath, shower and vanity unit

Laundry with the second toilet

Ducted evaporative airconditioning

Outside

Paved outdoor area

Double carport

Lawn and garden beds

Solar hot-water system

Estimated current rates: Water \$1006.02 Council \$1932.30

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