

**10 Rubens Road, Madora Bay, WA 6210**

ACTON

**belle**  
PROPERTY

**House For Sale**

Thursday, 1 February 2024

10 Rubens Road, Madora Bay, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Noeline Ross  
0895502000

## Mid-High \$700,000's

Presenting 10 Rubens Road, Madora Bay, Noeline Ross invites you to experience a home that exudes style, boasting modern touches, neutral tones, and a warm ambiance throughout. Built by Blueprint Homes in 2020, this home is more than just a property; it's an immersive experience, a testament to meticulous attention to detail by its proud owners. Be welcomed by the extensive driveway and immediately appreciate the beautifully kept low maintenance lawns and gardens. The entrance sets the tone, guiding you to the Master Bedroom, privately set away from the remainder of the home, boasting feature lighting and large walk in his/hers robe, plus a spacious ensuite with generous double shower and vanities - This space is a serene retreat, exclusively for you! Additional well-sized bedrooms with built-in robes and a versatile layout, including being utilised for a home office space, offer flexibility. Within the second wing, the main bathroom is also set in cool neutral tones and has a single vanity & mirror, plus a bath to revel in relaxation. Beyond a stylish feature wall, the home encompasses the stunning main living areas and the welcoming kitchen with island bench, double counter sunk sink with feature tap, overhead cabinetry, tiled splash back with viewing panel, dishwasher, stainless steel appliances, and a separate and spacious walk in pantry with extra shelving for your convenience. With the laundry only steps away, with a glass sliding door for external access. Look out from this central point and enjoy the open lounge and dining areas, with eye catching touches everywhere you look. From here, behind a set of sliding doors is a separate theatre, the perfect space to enjoy a family movie night, or take advantage of the privacy to enjoy watching your favourite show. Walk out from the main living via double sliding doors and embrace the expansive outdoor living, with bricked alfresco area leading to a huge peaked patio complete with ceiling fans - This is the ultimate area to enjoy gatherings, BBQ's and so much more. Complimented by a separate lawn area, high fencing for your privacy and raised garden beds set behind limestone. This exceptional home also features high ceilings, vinyl plank flooring, ducted reverse air conditioning, solar panels, single gated side access, and ample parking space for multiple vehicles. Enjoy the proximity to beautiful beaches, the convenience of Lakelands Shopping Complex, and easy access to schools, transport, Mandurah's CBD, and the freeway. This is a rare opportunity to own a home with the undeniable WOW factor. To explore this coastal haven, contact The Noeline Ross Team at 0408 947 302 or 9550 2030 today!

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