

# 13 Pagoda Place, Madora Bay, WA 6210

Mandurah

## Sold House

Saturday, 17 February 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



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**\$910,000**

Embark on a journey into the epitome of luxury with this magnificent 4-bedroom, 2-bathroom residence. Nestled on an expansive 809sqm block and discreetly positioned in a serene cul-de-sac, this haven is just a stone's throw away from the pristine shores of Madora Bay Beach. Immerse yourself in a perpetual vacation lifestyle, offering a seamless blend of fishing, surfing and swimming in this idyllic coastal retreat. Upon entering through the 1200mm entry door, you'll be embraced by a welcoming ambiance, where natural light floods the entire home, enhancing its inviting and opulent feel. Step into the residence to discover generously proportioned living spaces, elegantly illuminated by an abundance of natural light. The regal main bedroom suite is adorned with striking plantation shutters, a spacious walk-in robe, split-system air conditioning and a private en-suite bathroom, adding a touch of luxury to the space. The centrepiece of the property is the stunning kitchen, offering a seamless blend of functionality and style in the central open-plan area. The kitchen, which has been recently installed, overlooks sunken lounge and effortlessly extending outdoors. Multiple living areas provide versatility for your lifestyle and the functional kitchen is adorned with generous bench space, a breakfast bar, walk in pantry, electric wall oven and gas cooktop, all set against solid jarrah timber floors. Experience the perfect fusion of modern convenience and timeless elegance in this coastal retreat. Immerse yourself in year-round comfort as climate control takes centre stage in this home. The reverse cycle ducted air conditioning system and a majestic wood fire heater combine seamlessly, providing a cozy and inviting atmosphere throughout the winter months. Whether you prefer the gentle warmth of the ducted air or the crackling ambiance of a wood fire, this residence ensures your comfort in any season. As you step outside, you'll be greeted by a spacious north-facing patio, carefully designed to serve as a grand stage for entertaining. The strategic orientation captures ample natural light and warmth, making it an ideal space for gatherings, relaxation, or enjoying a morning coffee. From this vantage point, you'll overlook the generously sized grassed backyard, a versatile canvas for your outdoor aspirations. The lush greenery of the lawn is meticulously cared for, thanks to a reliable irrigation system sourced from the property's bore. This not only ensures the vibrancy of the grass but also promotes sustainability in water usage. Adding to the appeal is a well-equipped powered shed, providing both functionality and storage space for your tools, equipment, or even a personal workshop. The expansive backyard offers ample room for your creativity to flourish. Whether you envision a flourishing garden, a play area for children, or a peaceful retreat, the possibilities are vast. The combination of a meticulously maintained landscape, a powered shed and thoughtful design makes this outdoor space an ideal setting to create your tranquil oasis.

Features:

- 809sqm block
- Built in 1989
- 1200mm entry door
- Open Plan
- Multiple living areas
- Jarrah Flooring
- Plantation shutters
- Ducted R/C air conditioning
- Ceiling fans
- Wood fire
- Abundance natural light throughout
- Generous sized main bedroom featuring ceiling fan, split system air conditioner, plantation shutters, walk in robe and a spacious private ensuite
- Stunning kitchen with stone tops servery window out to entertaining area
- 900mm gas cooktop
- 600mm electric oven
- Microwave recess
- Double fridge recess
- Walk in pantry
- Overhead cabinetry
- North facing patio entertaining area
- Bore
- Auto reticulation
- Established trees
- Powered shed
- Through Access from carport
- Insulation
- Skirting boards
- Gas storage hot water system
- NBN
- Cul-de-sac location

Nestled conveniently a short drive to the Lakelands Shopping Centre and easy access to public transportation, including bus and train stations, as well as convenient proximity to freeways. This property effortlessly combines comfort with convenience, strategically positioned to hear the waves crashing on the pristine Madora Bay shire, offering the quintessential coastal lifestyle. Beyond being a mere residence, this property serves as a testament to the opulent coastal living you've always imagined. Don't let the opportunity slip away to transform this dream into reality. Please call Rachael Shaw at Harcourts Mandurah on 0488136999 today to schedule your inspection. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.