

# 20 Tamar Break, Madora Bay, WA 6210

Mandurah

## Sold House

Friday, 27 October 2023

20 Tamar Break, Madora Bay, WA 6210

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 664 m2

**Type:** House



Rachael Shaw  
0895819999

**\$780,000**

The sellers have chosen their next venture and are on the market to SELL. This property will be SOLD utilising the Set Date to Purchase Campaign where all offers will be presented by 6pm Monday 2nd October 2023 unless SOLD prior. The sellers reserve the right to accept an offer prior to the end of the campaign that meets their requirements. Please register your interest with Rachael today 0488 136 999. Welcome to your dream beachside lifestyle! This immaculate 4-bedroom, 2-bathroom family home is nestled in the prestigious Madora Bay community, just a short 700m stroll to the pristine sandy shores. Situated on a generous 664m<sup>2</sup> corner block, this residence boasts not only a fantastic location but also a versatile floor plan designed for family living and entertaining. As you step inside, you'll be greeted by a sense of luxury and space. The front cinema lounge sets the tone for relaxation and entertainment, while the open-plan family, meals, and kitchen area seamlessly flows to the expansive outdoor entertaining space. Here, you'll find your very own bar overlooking the large solar-heated pool—a haven for both intimate gatherings and lively celebrations. The master suite exudes elegance with its generous proportions, abundant natural light, and a spacious walk-in robe. It also features a private ensuite for your convenience. The three additional bedrooms are generously sized and offer ample storage with built-in robes and ceiling fans. The main bathroom is equally impressive, boasting a shower, a single vanity, and a luxurious bathtub perfect for unwinding. Property Features: • Built 2004 • 664m<sup>2</sup> corner block • 4 Bedrooms • 2 bathrooms • Double door entry • Security doors • Quiet street with quality homes surrounding • Open plan living area • Plantation Shutters • New carpets • 6.6kw solar panel system • Ducted zoned reverse cycle air-conditioning • Below ground salt water pool with solar heating and water feature • Built in wet bar with fridge recess and fish cleaning sink area • Outdoor shower hot / cold • Spacious master suite with walk in robe and own private ensuite • 3 oversized minor bedrooms with built in robes • Large separate theatre room with carved doors • Study nook • Spacious kitchen, plenty of bench space and cupboards • Dishwasher • Stainless 900mm range hood • 600mm stainless oven and gas cooktop • Built in cabinetry in laundry • Large pitched gable patio with electronic blinds • Storage shed • Auto reticulated gardens and lawn off a bore • Double garage with wide driveway allowing room for caravan or boat • Inbuilt storage unit above garage Step outside, and you'll discover the captivating lifestyle that comes with living in Madora Bay. Stroll along the pristine beaches with your family, build sandcastles, surf the waves, or cast a line into the crystal-clear waters. Keep an eye out for playful dolphins dancing in the distance. Every day here feels like a holiday. Imagine returning home to this paradise daily or creating your very own private getaway just an hour south of Perth CBD. With easy freeway access and proximity to the train station, this location offers convenience and tranquility. Make your dreams a reality—invest in this coastal haven today. For more information or to arrange a private viewing, please contact Rachael Shaw from Harcourts Mandurah on 0488 136 999. 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.