

# 26 Rapallo Grove, Madora Bay, WA 6210



## House For Sale

Wednesday, 10 April 2024

26 Rapallo Grove, Madora Bay, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 438 m2**

**Type: House**



Kim Koch

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**\$699,000**

AND IT'S ONLY A FOUR MINUTE DRIVE TO THE BEACH! Built by 'Status Residential' with handover in October 2023, this beautiful new home has just had its final finishing touches. Located in one of Mandurah's most popular beachside suburbs which is known for not only its spectacular beaches but also the abundance of amenities right on your doorstep. These include two major shopping centres, quality schools, Meadow Springs Golf and Country Club, the Mandurah Surf Life Saving Club, plus there is a Childcare Centre just around the corner. Tastefully decorated in modern colours and finished to perfection, the home is in immaculate condition inside and out with all the extras you would expect in a quality build. These include reverse cycle ducted air conditioning, stone bench tops to the kitchen and all wet areas, quality window treatments, LED lighting, roller shutters and a solar system. Outside you have plenty to love with a double crossover for extra parking, a large double garage with remote controlled door and personal door access to the rear, a fabulous outdoor entertaining area and easy care, lawn, and garden areas with automatic reticulation. A more detailed description as follows:-

**Home Features:-**

- Paved portico to the front of the home.
- Open plan living and dining area with direct access out to the clothesline.
- Stunning kitchen with stone benchtops, ample soft closing cupboards/drawers, large fridge recess, extra-large centre island bench with sink and quality appliances including Omega built-in oven, 5 burner gas cooktop, rangehood and dishwasher recess.
- Large music room/theatre room with double door entry, plush carpet flooring and block out blinds.
- Spacious master bedroom suite with plantation shutters, full width walk-in robe and adjoining ensuite bathroom with large vanity cupboard with stone bench top, soft closing cupboards/drawers, large shower and separate toilet.
- One large double bedroom with three sliding mirror door built-in robe and both curtains and block out blinds (ideal for night shift worker).
- One double bedroom with double sliding mirror door built-in robe with roll down blind and sheer curtains.
- Large study or fourth bedroom.
- Large bathroom with shower, large bath and vanity with stone top and two soft closing cupboards.
- Separate toilet.
- Laundry located off the kitchen with stone top with in-bench sink and direct access to the clothes line, conveniently located just outside.

**Exterior Features:-**

- Large double garage with remote controlled door, shoppers' entry and personal door to the rear.
- Fabulous alfresco area for entertaining, the full width of the home, with paved flooring and roll down blinds.
- Good sized back lawn.
- Paved areas to both sides of the home and personal gate access to the front of the property.
- Color bond fencing to three sides, extra height at the rear with the retaining walls, giving complete privacy from behind.
- Solar system - 16 solar panels.

This is a fantastic opportunity to jump the queue on building your dream home, save on rent and move into this beautiful family home in this popular beachside suburb. Avoid disappointment and call Kim Koch on 0407 777 923 today to make an appointment to view.

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