

**43 George Hibbert Road, Madora Bay, WA 6210**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 620 m2**

**Type: House**

**\$695,000**

Experience beachside living at its finest in this expansive and inviting family home situated in the highly sought-after Madora Bay suburb. Conveniently positioned within close proximity to shops, schools, the golf club, and the new Lakelands Train Station, the true highlight is the mere minutes' stroll separating you from one of Mandurah's most pristine beaches. As you step through the double door entrance, you'll be captivated by the generously proportioned layout that provides ample room for your family to thrive. Boasting 4 bedrooms, 2 bathrooms, a dedicated study, and large Theatre Room, the open-plan design of the spacious family, meals, and kitchen area features lofty ceilings and is adorned with LED lighting throughout. Unleash your culinary creativity in the "Chef's" kitchen, fully equipped with plenty of storage and counter space, an elegant island bench, exquisite stone bench tops, and premium 900mm stainless steel appliances. The residence exudes contemporary charm with its modern decor, high-quality fixtures, and the added comfort of an abundance of split system air conditioning units throughout. Noteworthy among its features are the 24 solar panels that adorn the roof, ensuring energy efficiency and reduced environmental impact. Nestled on a 620sqm block, the property offers a convenient side access option—an ideal solution for accommodating extra vehicles, boats, or caravans. Revel in relaxation and leisure in the sanctuary of your home.

**\*\*Additional Key Features:\*\***- Low maintenance home built by Scott Park Homes- Pristine beachfront located just steps away- Smart home technology- Harness the power of the sun with 24 solar panels on the roof- Expansive 3.7m wide Side Access, perfect for safeguarding your prized possessions- Remarkably spacious open-plan living area adorned with soaring ceilings- Ample room in the Games Room for a full-sized pool table- Versatile spaces include family, games, theatre, study, and activity rooms- Luxuriously large 4+metre walk-in robe- Premium flooring and window treatments add an extra touch of class- Synthetic front lawn eliminates the need for mowing- Nearby park and children's playground, perfect for family outings- Close proximity to golf courses, schools, shopping centers, and transportation- The convenience of the beach being just a stone's throw away

For those drawn to the surf, simply grab your board and ride the waves—this property seamlessly blends comfort, elegance, and practicality, offering an idyllic haven for your entire family. Contact Rachel Molini on 0420 861500 today to secure a viewing and experience the epitome of beachside living.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.