

56 Arawatta Loop, Madora Bay, WA 6210



Sold House

Thursday, 28 March 2024

56 Arawatta Loop, Madora Bay, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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\$690,000

Welcome to 56 Arawatta Loop, Madora Bay! Embrace the coastal lifestyle with this impeccable double brick 2015 built home set on 450sqm. This 4-bedroom, 2-bathroom home in the heart of Madora Bay is perfectly positioned to offer the best of both worlds, this residence combines the tranquil charm of beachside living with the convenience of urban amenities. Ideal for families looking for a move in ready home or the astute investor excited by the potential for rents in excess of \$620 per week. With a balance of comfort and low-maintenance living, 56 Arawatta Loop presents a unique opportunity to own a piece of highly sought after Madora Bay. With its spacious, open plan layout, modern finishes including stone bench tops, reverse cycle ducted AC, and a yard designed for low maintenance enjoyment, this home promises a lifestyle of ease and leisure just minutes from the beach, schools and shops. Property Highlights: This family home is conveniently situated within the School catchments of: Lakelands Primary John Tonkin College Comet Bay Primary and is within close proximity to: Mandurah Baptist College Oakwood Primary Coastal Lakes College Meadow Springs Education Support Flexible Layout: The home features an open plan design that includes four bedrooms and two bathrooms. The theatre room at the front of the home offers flexibility to convert to either a fifth bedroom or remain a dedicated theatre room, equipped with plush carpets, window shutters, and air conditioning for personalized comfort. Master Suite: The large master suite includes a private bathroom, spacious walk-in robe and is set at the front of the house offering privacy and quiet, separated from the dining and kids wing. Living and Dining: At the heart of the home is the open plan living, dining, and kitchen area, with tiled floors and highlighted by stone bench tops, a 900 mm stainless steel Westinghouse electric oven, five-burner gas cooktop, matching rangehood and extensive pantry storage. Natural light fills the space, creating an inviting atmosphere for family and guests alike. Outdoor Features: Enjoy the alfresco area leading to a substantial backyard complemented by low-maintenance gardens, 80sqm of buffaloo lawn and paved access around the house this yard can be enjoyed and is maintained by automatic reticulation on mains water. Climate Control and Security: The entire home benefits from ducted reverse cycle air conditioning in addition to a high efficiency electric storage hot water system, ensuring year-round comfort. Enhanced security is provided by OzShut roller shutters on all bedroom and theatre windows. Garage and Connectivity: A secure double lock-up garage with shoppers entry features essential amenities including power points, lighting, and a centralized data and coax hub for optimal connectivity. Location Benefits: Nestled in a prime location, this home is just moments away from local schools and beaches, offering a lifestyle of leisure and relaxation. Shops and public transport are conveniently close, ensuring all your needs are within easy reach. 56 Arawatta Loop stands as a prime choice for families or investors looking for a property that combines the essentials of modern living with an ideal location and move in ready home. For more information or to arrange a viewing, please contact Clinton Smith at The Agency WA. Discover the potential of 56 Arawatta Loop, Madora Bay, as your new home or a valuable asset in your investment portfolio. This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out. 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.