

7 Gulch Street, Madora Bay, WA 6210



Sold House

Friday, 15 March 2024

7 Gulch Street, Madora Bay, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Sam Beechey
0895374444

\$685,000

SET DATE SALE: All offers are to be presented by 4pm Monday 25th March 2024. The seller reserves the right to accept an offer prior to the close of the set date sale.

What to love; Step into the epitome of coastal living with this exquisite property nestled within the newly established subdivision of Seaside Madora Bay. Boasting a contemporary design and constructed in 2023, this home ensures a seamless transition with its move-in ready status, sparing you from lengthy build times along with an impressive list of upgraded build specifications. Conveniently located a mere 220m from the new Madora Bay Primary School, this residence offers unparalleled accessibility for families. Spread across 450m² of land, the property is meticulously crafted with upgraded finishes to elevate your living experience. Discover four generously sized bedrooms, including a master suite, complemented by two well-appointed bathrooms. A spacious study or home theatre provides versatility, with the added feature of a rumpus room offers additional entertainment space or TV room for the whole family. The expansive floor plan encourages fluid movement throughout, with 900mm appliances adorning the kitchen alongside a convenient butler's pantry. Indulge in year-round comfort with ducted reverse cycle air conditioning, ensuring optimal temperature control. Outside, the low-maintenance garden with a garden shed caters to practical needs while preserving the property's aesthetic appeal. Ample storage solutions further enhance functionality, catering to the needs of modern living. Embrace a lifestyle of tranquillity and sophistication at this coastal haven, where every detail is meticulously curated to provide the ultimate in comfort and convenience.

What to know; Newly built in 2023 within the vibrant Seaside Madora Bay. Move-in ready status to avoid long build times. Only 220m from the new Madora Bay Primary School. 450m² of land for ample space. Maximal depreciation opportunity. Upgraded build finishes throughout the property. Four spacious bedrooms for comfortable living. Two modern bathrooms. Large study or home theatre for versatility. Rumpus room for additional entertainment space. Expansive floor plan for easy movement. Kitchen equipped with 900mm appliances. Convenient butler's pantry. Low-maintenance garden for easy upkeep. Includes a garden shed for extra storage. Ducted reverse cycle air conditioning for year-round comfort. Ample storage options for family needs. Council rates \$2700 approx. Water rates \$1042 approx.

Who to talk to; Sam Beechey | 0419 774 204 | sbeechey@realmark.com.au