

9 Chalgrove Road, Madora Bay, WA 6210

Mandurah

House For Sale

Monday, 6 November 2023

9 Chalgrove Road, Madora Bay, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



Rachael Shaw

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Set Date to Purchase

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 27th November 2023 unless SOLD prior. The sellers reserve the right to accept an offer prior to the end of the campaign that meets their requirements. Poised majestically on an elevated block in one of Madora Bay's most sought after locations and offers extraordinary ocean views from both levels of the home. This magnificent 4 bedroom, 2 bathroom Hamptons inspired residence stands as a true testament to luxury living, capturing the essence of coastal opulence. This prestigious property features high-end finishes that redefine luxury living and transports you into a realm of unparalleled luxury and the splendours of coastal living. Upon entry through the impressive double door entrance, you will surely be impressed, the seamless design marries elegance with functionality, offering a lifestyle that emphasizes both sophistication and convenience. Experience year-round comfort thanks to the ducted reverse cycle air conditioning, and embrace sustainability with the inclusion of solar panels, reflecting a residence that harmoniously combines luxury with an eco-conscious mindset. Upstairs, the gourmet kitchen is adorned with top-of-the-line cooking appliances, an integrated dishwasher, ample storage drawers, a walk-in pantry, and showcases sleek, cascading waterfall stone countertops that radiate both style and practicality, making it a chef's dream. The kitchen seamlessly connects with the alfresco area through a convenient servery, enabling a smooth transition for dining and entertainment. It also effortlessly integrates with the open-plan living space, which boasts expansive windows framing the breathtaking ocean vistas. Prepare to be awestruck as the open-plan living area seamlessly extends to an extravagant private balcony, a gateway to spellbinding, unobstructed ocean views that will leave you utterly entranced. Here, you can bask in the sheer grandeur of year-round sunsets. To elevate the opulence, an interconnected game room and a dedicated home theatre await, creating the ultimate setting for your entire family to revel in pure luxury. Immerse yourself in unforgettable evenings with ample space for a pool table, ensuring a cinematic experience like no other with your cherished family and friends. Discover luxury within the primary bedroom, a serene sanctuary located on the upper floor. Here, elegant plantation shutters grace the windows, infusing the space with a tranquil ambiance that invites relaxation. A capacious walk-in robe awaits, offering ample storage for your wardrobe, keeping your personal items neatly organized. The ensuite bathroom is the epitome of opulence, featuring exquisite stone benches, double basins, and a vast walk-in double shower that promises a spa-like experience, ensuring your daily routines are indulgent and rejuvenating. As you descend to the lower level, you'll discover three generously sized minor bedrooms, each equipped with their own walk-in robes, guaranteeing everyone enjoys a well-organized and spacious closet. The convenience of direct access to the contemporary main bathroom ensures comfort for all residents and guests. The separate living area downstairs provides a welcoming space for relaxation and gatherings, with a seamless flow leading to the Alfresco entertaining area. Stepping outside to be captivated by honed aggregate and breathtaking ocean views that create the perfect backdrop for hosting guests in style. Features:

- 540sqm elevated block with ocean views from both levels
- Built by Makin Homes 2017
- 4 oversized bedrooms with walk in robes
- 2 stunning bathrooms
- Oversized double garage with extra height
- Poured aggregate driveway
- Front porch featuring poured aggregate
- Double door entry
- Multiple living areas
- High ceilings, LED lighting
- Waterfall stone benches in kitchen
- Hamptons style sink and tapware in kitchen
- 1200mm rangehood
- 1200mm freestanding Falcon dual fuel oven
- Huge walk-in pantry with microwave recess
- Kitchen draws, Bin draw, Overhead cabinetry
- Integrated two draw dishwasher, Plumbed double fridge recess
- Severy window from kitchen onto balcony
- Spacious balcony looking over park, ocean views
- Theatre room fitted with cavity slider and access to front balcony
- Huge primary suite featuring plantation shutters and walk-in robe
- Stunning ensuite, stone benchtop, double shower, double basins, laundry chute
- Study, Activity room, Games room
- Engineered timber flooring, Skirting boards
- Ducted reverse cycle air-conditioning
- 6.6KW solar panel system
- Large alfresco entertaining area featuring honed aggregate and ocean views
- Gas instantaneous hot water system
- Insulation
- Abundance of power points throughout
- Built in seating areas in back yard featuring paved Fremantle Stone
- Acrylic render to entire property
- Reticulation
- NBN
- Tv arial
- Room for pool

Don't miss your chance to secure this highly sought-after Hamptons double-story home with panoramic ocean vistas, truly an unparalleled gem in the real estate market. Please call Rachael Shaw from Harcourts Mandurah 0488 136 999 today. 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

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