

# 11 Lord Hobart Dr, Madora Bay, WA, 6210

ACTON

belle  
PROPERTY

## Sold House

Saturday, 17 August 2024

11 Lord Hobart Dr, Madora Bay, WA, 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Vanessa Bekins  
0895502000



Julie Isherwood  
0895502000

## **Under offer.**

Welcome to 11 Lord Hobart Drive - a beautifully presented ex-display home offering the perfect blend of style, comfort and functionality, located within walking distance to Madora Bay beach.

Situated on a generous 695sqm corner block, built in 2004, this stunning residence features side access and ample parking with a double auto garage.

Upon entering the home, you'll be greeted by an elegant entryway that leads into a versatile floor plan. High ceilings create a light and bright atmosphere while elegant french door entries to the separate lounge, theatre room and study add a sense of luxury.

The heart of the home is undoubtedly the exquisite kitchen, equipped with a 900mm gas cooktop, engineered stone bench tops, dishwasher, microwave recess, pot drawers, walk-in pantry, overhead cupboards, and a versatile island bench is loaded with features including a breakfast bar, wine fridge, internal storage and power points. This space is designed to cater to all your culinary needs while providing a perfect spot for casual dining and social gatherings in the open plan living area.

The oversized master features garden views, a large walk-in robe and open ensuite while the main bathroom located in the minor wing of the home features a relaxing bath. Each minor bedroom is large in size and fitted with built-in robes. The walk-in linen off the hallway, ensures plenty of storage for all the family.

The alfresco area ideally positioned off the kitchen is ideal for entertaining or enjoying a quiet evening. The rear outdoor space is just as impressive as the interior, featuring side access suitable for secure van and boat parking, planter boxes, a veggie garden, a decked area, and a variety of fruit trees. The fully fenced front yard features landscaped gardens and artificial lawn providing a secure play area for children and pets while providing a picturesque setting for the master bedroom and study.

The home is adorned with a mix of carpets, tiles, and vinyl plank flooring, complemented by a variety of window treatments such as sheers, blinds, verticals, and Roman blinds. 12 x solar panels - 3.5 kw of power and instantaneous gas hot water, assists with daily living expenses.

Located in a prime location, this home is in walking distance to the beach, quality schools, Lakelands Shopping Centre and all essential amenities, making it the perfect family haven.

Don't miss the opportunity to make 11 Lord Hobart Drive your new home.

## **INFORMATION DISCLAIMER:**

This information is presented for the purpose of promoting and marketing this property. Whilst we have taken every reasonable measure to ensure the accuracy of the information provided, we do not provide any warranty or guarantee concerning its correctness. Acton | Belle Property Mandurah disclaims any responsibility for inaccuracies, errors, or omissions that may occur. We strongly advise all interested parties to conduct their own independent inquiries and verifications to confirm the accuracy of the information presented herein, prior to making an offer on the property.