

3 Assam Street, Madora Bay, WA 6210

Mandurah

House For Sale

Monday, 1 July 2024

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Bedrooms: 4

Bathrooms: 2

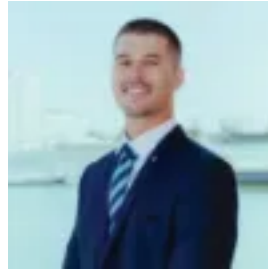
Parkings: 2

Area: 809 m2

Type: House



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Mitchell Seamer
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Best Offer Over \$849,000

Nestled in a charming enclave of Madora Bay, this coastal residence offers a relaxed and laid-back lifestyle. This home is the ultimate family retreat with multiple living areas, beautiful flowing floor plan, a charming balcony offering park and ocean glimpses, large 809m² block with ample space for children to play. This home exudes a tranquil and relaxed atmosphere, allowing you to live the dream by the beach, just moments from the pristine ocean. Upon entering this home, you are welcomed by an expansive open-plan dining and family area, complemented by a study to the left. The study is a fantastic size and offers convenient access from the garage via a shopper's entrance. The family room displays a vibrant ambiance with abundant of natural light and comes complete with a split system a/c for comfort. Overlooking this space is the gourmet kitchen, a dream for any chef with its dark granite benchtops, dishwasher, ample storage and the impressive Belling Richmond dual fuel oven featuring a gas cooktop and rangehood. Positioned perfectly to enjoy views of the meticulously landscaped gardens, the kitchen is a focal point of culinary delight. Adjacent to the dining area are three minor bedrooms, all generous in size. An activity room is central to the minors, giving the kids their own domain for games, craft and studying. The activity room opens out to an expansive gabled patio area, ideal for year-round entertaining. From here, you can overlook the fully reticulated lawn and gardens, offering ample space for a future pool or for children to play freely. There is even a chicken coop where you can get fresh eggs from your chickens and enjoy lemons from your lemon tree. It's an ideal retreat to unwind after a day at the beach. Nearby, there's a main bathroom featuring a shower, vanity, and w/c, plus an additional w/c and powder room, perfect for guests. The property also boasts a spacious laundry room with excellent storage and convenient outdoor access. Heading upstairs you will discover a charming sanctuary for the parents upstairs. This inviting retreat features a spacious master bedroom, private sitting area, four sliding-door storage and a split system a/c. The ensuite attached is complete with vanity, shower and w/c. It's the perfect spot for Mum and Dad to unwind and rejuvenate! Adjacent to this serene haven is a relaxing lounge area, also equipped with a reverse cycle split system and enclosed with plantation shutters. Step out onto the balcony and indulge sunsets and sunrises while soaking in delightful views of the ocean and park. A standout feature of this property is the impressive 10 x 6.5m workshop, accessible via drive-through access from the oversized garage, a domain for tradespeople or hobbyists alike. Extras include:- 809m² lot- 2 storey home - 3 x split system a/c's- Study and activity room- Gabled patio- Oversized remote garage into 10 x 6.5m workshop - Bore - Balcony with ocean and park glimpses- Solar panels

Experience unmatched convenience with nearby beaches, parks, schools, daycares, shopping centers, restaurants, easy freeway access and the Lakelands train station just around the corner. Don't miss the chance to own a home that exudes character and uniqueness in this fantastic location. Your slice of paradise awaits! Please call Clare Seamer's Team today for more information on 0478 691 304. 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 the information.