

# 3 Malata Close, Westlake, Qld 4074

## House For Sale

Wednesday, 19 June 2024

3 Malata Close, Westlake, Qld 4074

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 899 m2**

**Type: House**



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## FOR SALE NOW!

Nestled in a tranquil cul-de-sac within the coveted Westlake suburb, 3 Malata Close is an exquisite family residence combining luxury and functionality. Situated on an elevated, flood-free 899 sqm block, this meticulously maintained home is designed for elegant family living.

**Property Features:**

- Sophisticated Living Areas:** The formal living room features high raked ceilings, creating an airy and refined space. The adjacent formal dining room is perfect for hosting intimate gatherings.
- Gourmet Kitchen:** Overlooking the expansive and fully fenced backyard, the kitchen is ideal for preparing family meals while keeping an eye on the children. A casual dining area off the kitchen enhances the home's family-friendly appeal.
- Convenient Downstairs Amenities:** A separate laundry room and a bathroom on the ground floor add to the home's practicality.
- Upstairs Sanctuary:** The upper level comprises four spacious bedrooms, each equipped with air conditioning, ceiling fans, and built-in wardrobes. A dedicated study, filled with natural light and offering views of the backyard, provides the perfect work-from-home space. The master suite includes an ensuite bathroom, a walk-in wardrobe, air conditioning, and a ceiling fan.
- Family-Oriented Facilities:** The main bathroom upstairs is well-appointed with both a shower and a bathtub, catering to the needs of the entire family.
- Outdoor Entertaining:** The fully fenced backyard features a saltwater chlorinated pool, offering a peaceful and enjoyable outdoor retreat. Side access provides ample room for boat or caravan storage, complemented by a garden shed for extra storage.
- Versatile Rumpus Room:** A large, air-conditioned rumpus room with access to the outdoor area serves as a versatile space for family activities and social events.
- Secure Parking with Internal Access:** A double lock-up garage, complete with internal access, ensures secure parking and additional storage.
- Ample Storage:** The home offers abundant storage options throughout, catering to all your organizational needs.
- Beautifully Landscaped:** The front yard is lush with green grass, enhancing the home's curb appeal. The property is designed to capture natural light and breezes, creating a serene and welcoming atmosphere.

**Prime Location:** Located in the prestigious Westlake suburb, this home is close to all amenities, including top-rated schools, public transport, shopping centers, and recreational facilities. Don't miss your chance to own this inviting family home.