

**30 Balclutha Crescent, Madora Bay, WA, 6210**

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PROPERTY

**House For Sale**

Tuesday, 1 October 2024

30 Balclutha Crescent, Madora Bay, WA, 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



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## Your coastal home awaits

Embrace the beachside lifestyle that awaits you in beautiful Madora Bay. This modern and stylish home is designed with family living in mind, offering a contemporary street appeal and an abundance of space.

As you enter, you are greeted by the large master suite located at the front of the home. This retreat includes feature lighting and two separate walk-in robes, one featuring a built-in dressing table, as well as a private ensuite complete with a double shower, double vanity, and separate toilet for added convenience.

At the heart of the home, an open-plan living and dining area seamlessly flows into the expansive kitchen, where you'll find 900mm stainless steel appliances, striking pendant lighting, plenty of storage and luxurious stone benchtops. This area is perfect for both daily living and entertaining. For those who enjoy movie nights or want a separate space to relax, a dedicated theatre room adds another level of comfort and entertainment potential.

The home boasts three generously sized minor bedrooms, each designed with ample storage. One bedroom includes a double built-in robe, while the other two have their own walk-in robes. The family bathroom, conveniently positioned nearby, offers a stylish freestanding bathtub and a separate shower, providing a relaxing escape. A functional laundry room with extra storage solutions adds to the home's practicality, and there is an additional broom closet off the entrance hall.

Year-round comfort is assured with a zoned ducted reverse cycle air-conditioning system, ensuring the perfect temperature no matter the season.

Step outside to discover a spacious alfresco area, perfect for hosting friends or enjoying family meals outdoors. The large, low-maintenance backyard is perfect for children and pets to play, while the double lock-up garage offers a fully rendered workshop with fluorescent lights and side roller door, providing additional space to safely store tools or equipment. 2m side access allows for secure parking for trailer or similar and easy flow from the front yard to the rear yard.

Just a short five-minute drive from the pristine shores of Madora Beach, this home offers the ultimate in coastal living. With Lakelands Shopping Centre, schools, and Lakelands Train Station all within close reach, you'll have everything you need nearby. Madora Bay is a rapidly growing suburb, making this property an excellent opportunity in a highly sought-after location.

Don't miss your chance to make this stunning home yours. Contact Michelle Miles today on 0477 845 529 to arrange a viewing or for more information. This opportunity won't last long!