

**14 Lauderdale Road, Madora Bay, WA, 6210**



**House For Sale**

Monday, 28 October 2024

14 Lauderdale Road, Madora Bay, WA, 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Dream Coastal Living: LESS THAN A YEAR OLD -Stunning New 4-Bedroom Home Awaits!**

Don't miss your chance to experience less than a year old, spacious modern residence in the highly sought-after Seaside Estate of Madora Bay! With 187 m<sup>2</sup> of beautifully designed living space on a 450m<sup>2</sup> block, this home offers a perfect blend of style and comfort.

As you step through the grand entrance, you're welcomed by a sun-soaked hallway featuring elegant tiled floors that lead to a cozy carpeted area for the bedrooms and media room. The expansive master suite is truly a retreat, boasting a generous walk-in wardrobe and a luxurious en-suite with a contemporary square sink, a large shower, and a separate WC.

The heart of the home is the impressive open-plan living area, seamlessly connected to a chef's kitchen that will inspire your culinary creations. Featuring stone benchtops, a spacious walk-in pantry, double ovens, and a plumbed refrigerator, this kitchen is designed for functionality and style.

You'll also discover a dedicated media room for movie nights or relaxing downtime. The rear wing of the home features three additional well-sized bedrooms, each equipped with mirrored built-in wardrobes, and they share a stylish main bathroom complete with a shower, bathtub, and a separate toilet.

The large laundry offers ample storage and direct access to a private clothesline. Stay comfortable year-round with ducted reverse cycle air conditioning to keep you cool in the summer and cozy in the winter.

Step outside to your expansive alfresco area and low-maintenance backyard, perfect for summer barbecues and entertaining friends and family.

Located just moments away from top schools, a new shopping center, and stunning beaches, this home truly has it all!

### **\*\*Highlights Include:\*\***

- Double lock-up garage with shopper's entry
- Prime location close to amenities
- Ducted reverse cycle air conditioning
- Modern, stylish finishes throughout
- Spacious outdoor entertaining area
- Gourmet kitchen with stone benchtops, double ovens, and 900mm gas cooktop
- High-quality fittings and fixtures

Whether you're seeking an ideal family home or a set-and-forget investment, this property promises both comfort and value.

**\*\*Don't miss the opportunity to make this luxurious residence your own or add it to your investment portfolio.\*\***

### **\*\*Investors Note:\*\***

rental Appraisal: \$680 - \$700 per week.

Council Rates: Approximately \$2200.

Water: Approximately \$1,525

Ready to elevate your lifestyle? Let's discuss further and arrange a viewing at your earliest convenience.

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