

7 Arawatta Loop, Madora Bay







Carefree Coastal Living

Open by private inspections only! Call Simar Singh on 0433 767 296.

Leave the city's hustle behind and venture an hour south of Perth to this coastal paradise. This four-bedroom, two-bathroom home in Madora Bay is located within the pristine Peel Region. Many relocate to the area for its nature, cuisine, carefree lifestyle and waterways, including the expansive Peel-Harvey Estuary.

There are kilometres of beaches along the region's pristine coastline, which the next owner of this neatly presented home is just a ten-minute stroll away from. In fact, you can admire your coastal proximity from the Madora Bay Lookout, which has become a popular vantage point to admire spectacular sunsets. Mandurah is just a 10-minute drive away, while Rockingham's Shoalwater Marine Park tempts just 20-minutes away.

This low-maintenance brick and iron home offers the opportunity to enjoy all of these nearby treasures. Spacious open-plan living flows outside to the fully enclosed garden, providing loads of space for the kids and pets to burn off some energy while the adults relax on the patio. A separate theatre room is perfect for movie nights; alternatively, this space would also work as a home office, studio or playroom.

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Price	SOLD
Property Type	Residential
Property ID	27435

Agent Details

Jonathan Marlow - 08 9402 2299

Office Details

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The stylish décor will suit most furnishings while others will consider it a blank canvas with which to unleash their interior design ideas. Surrounded by other modern homes, this property is perfect for families, downsizers or those looking for an affordable holiday home moments from the coast, yet within easy reach of amenities, cafes, public transport and Mandurah.

Please don’t hesitate to contact Simar Singh at simar@xceedre.com.au or on 0433 767 296 today.

Property features:

• Four bedrooms (with built-in robes), two bathrooms

• Spacious open-plan living and dining with direct access to alfresco dining

• Elegant kitchen with an island bench, stone countertops, a gas cooktop, dishwasher recess, dual sinks and plenty of storage

• Master bedroom with a walk-in robe and an ensuite

• Separate theatre room/office/playroom

• Main bathroom includes a bathtub and a separate toilet

• Separate laundry with external access

• Paved patio under the main roof

• Fully enclosed garden with plenty of lawn

• Easy-care tiles in the living areas

• Carpet in the bedrooms

• Reverse cycle air-conditioning

• Security screens

• Move-in ready

• Neutral décor

• Double lock-up garage with additional parking

• 2015 brick and iron construction

• 450sqm block

• 224sqm total build area

Location highlights:

• 350m to Madora Bay Lookout

• 1km to Oakwood Primary School

• 1.2km to Madora Bay Dog Beach

• 1.4km to Lakelands Shopping Centre

• 1.8km to Coastal Lakes College

• 1.9km to Mandurah Baptist College

• 2.1km t McLennan Park Pump

• 2.4km to Lakelands Primary School

• 8.2km to Mandurah

• 22km to Rockingham

• 69km to Perth

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