



## 10 Warrior Pass, Madora Bay FOR SALE



### Exquisite Family Residence in Prime Location

Nestled in the heart of an exclusive enclave near the serene Madora Bay Beach, this stunning, high-quality home offers the perfect blend of luxury, comfort, and convenience. Designed to cater to the sophisticated tastes of those who appreciate the finer things in life, this property is a testament to modern excellence and refined living.

As you step inside this magnificent residence, you are greeted by an abundance of natural light that floods through expansive windows, illuminating the spacious, open-plan living areas and creating an inviting atmosphere that feels both elegant and warm. The home boasts four generously sized bedrooms, each designed to offer the ultimate in comfort and style. The master suite is a true retreat, featuring a large walk-in wardrobe and an exquisite ensuite bathroom, providing a private sanctuary for relaxation and rejuvenation.

The main family bathroom is meticulously appointed with premium fixtures and finishes, ensuring both functionality and aesthetic appeal. Additionally, this home offers a separate study, providing a tranquil space for work or creativity, and a state-of-the-art theatre room, ideal for movie nights and entertainment.

The heart of the home is the gourmet kitchen, which flows seamlessly into the dining and living areas, making it perfect for gatherings and family meals. Equipped with top-of-the-line appliances, ample storage, and a spacious island, it is a chef's dream come true.

Step outside to discover the true jewel of this property - a sparkling pool surrounded by beautifully landscaped gardens. The alfresco area is designed for year-round entertaining, offering a seamless blend of indoor and outdoor living. Whether hosting a summer barbecue or enjoying a quiet evening under the stars, this space is sure to impress.

For those with a love for travel and adventure, the double-side access provides ample room for a caravan, boat, or additional vehicles. This feature, along with the double garage, ensures that all your storage needs are met without compromise.

Located in a sought-after area, this home is just moments away from the pristine Madora Bay Beach, highly regarded schools, and the convenience of Lakelands Train Station, making it the perfect setting for a lifestyle of leisure and ease.



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This property represents a rare opportunity to own a piece of paradise in a prestigious location. Don't miss your chance to experience the epitome of luxury living.

Madora Bay is regarded by many as the most liveable land estate in Mandurah primarily because of its beachside location and ease of access to Perth.

Located just 10 minutes north of Mandurah, the suburb is fringed by the pristine shoreline of Madora Bay Beach. There is a surf life-saving club, a world-class golf course, a shopping centre, and quality schools located nearby.

### Features

- 2 Toilets
- Built-In Robes
- Dishwasher
- 1 Ensuite
- 2 Living Areas
- Study
- Fully Fenced
- Inground Pool
- Outside Entertaining Area
- Remote Garage Door
- Secure Parking
- Air Conditioning
- Reverse Cycle A/C

### Land size

600.00 Sqm



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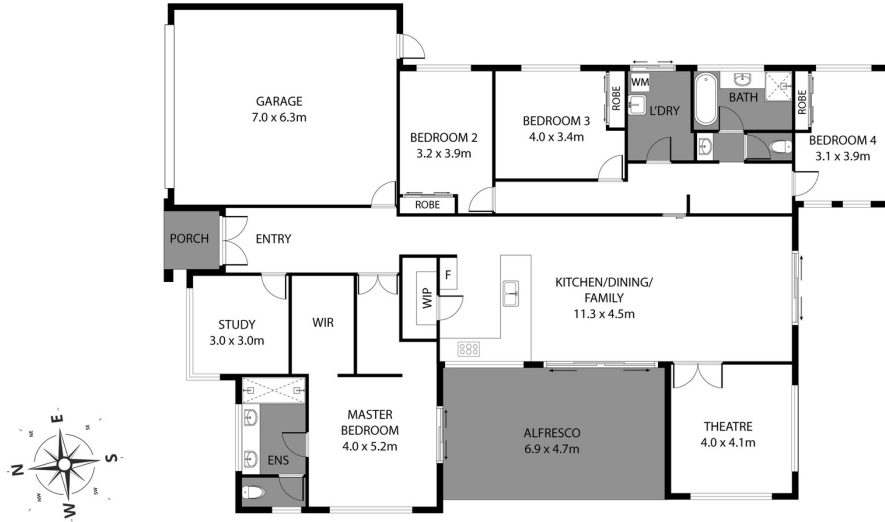


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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.