



12 Joshua Carrol Street, Madora Bay
FOR SALE



NEW PRICE Exquisite coastal living. Room to grow in this super large home with a triple garage!

Step into a world of contemporary design and sophistication at 12 Joshua Carrol Street, Madora Bay. This fantastic residence offers approximately 230sqm of indoor living space, perfectly complemented by a large under main roof alfresco area, all situated on a generous 594sqm block. Built in 2012 by Content Living, 'The Canterbury' home from the Diamond collection was crafted to the highest specifications, ensuring a truly exquisite living experience.

From the moment you arrive, the triple garage with a rear roller shutter door leading straight through to the garden, sets the tone of the many features that awaits within.

Step inside through an extra wide front door and be greeted by high ceilings and a neutral colour palette throughout, creating a sense of grandeur and space. The expansive family, kitchen, dining and games area is the heart of the home, offering a seamless flow that encourages effortless entertaining and family gatherings. The extra-large island bench in Essastone, adorned with round under-mounted stainless-steel sinks, sets the stage for culinary excellence. With quality appliances, including a 900mm steel under bench oven and 5-burner hob, this kitchen is a chef's delight. Floor-to-ceiling cupboards and a huge walk-in pantry provide ample storage space for all your culinary needs.

The large king-sized master bedroom is complete with his and hers walk-in robes and a lavish ensuite. The ensuite boasts double vanities with Essa Stone above-counter Stylus Cerbo china basins, a double shower and a separate toilet. To the rear of the home, in a separate wing, you will find three further oversized minor bedrooms, each with walk-in robes. The main bathroom, with Essa Stone benchtops and an above-counter Stylus Cerbo basin and the laundry which is equally impressive, featuring Essa Stone tops and offering both style and functionality.

Additional features of this remarkable home include:

- Huge enclosed theatre room, perfect for movie nights with family and friends
- Separate activity room provides a versatile space that can be used as a home office, study or playroom
- Save on your power bills with a 6.6 KW 20 panel solar system
- Enjoy year-round comfort with ducted reverse cycle air-conditioning
- Know you are free of termite and pests. Inspections have been carried out annually since the



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home was built

- Keep your gardens healthy with mains reticulation, front and rear
- NBN connectivity

Situated in the desirable Madora Bay, this property offers the best of coastal living. With pristine beaches just moments away, you'll have the opportunity to enjoy leisurely strolls along the shore or soak up the sun on sandy beaches. Nearby amenities, including parks, schools, shopping centers and cafes, ensure convenience is at your fingertips.

Don't miss your chance to own this exceptional coastal property. Contact us today to arrange a private viewing and experience the true essence of luxurious coastal living.

Disclaimer: The following information is provided solely for general informational purposes and should not be construed as professional advice. The details, descriptions, and specifications of the property advertised are believed to be accurate at the time of listing. However, the seller or their agents do not guarantee the accuracy or completeness of such information and shall not be held liable for any errors or omissions. All potential buyers are advised to conduct their own due diligence and seek independent professional advice before making any decisions.

Features

- 2 Toilets
- 1 Living Area
- Study
- 3 Open Spaces For Vehicles

Land size

594.00 Sqm



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12 Joshua Carrol St, Madora Bay/320.5m²



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