



### 7 Barringarra Concourse, MADORA BAY FOR SALE



**ANOTHER SOLD IN MADORA BAY THINKING OF SELLING? WE OFFER A FIXED COMMISSION FEE OF \$8800**

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Welcome to 7 Barringarra Concourse, Madora Bay. Located on a large 632sqm block this 2016 National Home has been built with nothing but the highest quality features and fixtures. When you enter through the wide double doors you will be welcomed with nothing but a sense of luxury and space.

The stunning kitchen will appeal to the fussiest of chefs, with stone bench-tops, 900mm stainless steel appliances, dishwasher, double fridge space, an abundance of storage including a walk-in pantry and a separate appliance pantry. The kitchen includes another built-in area that could be used as a coffee station or built-in bar.

Entertaining guests is easy with the open floor plan in the kitchen, dining, and family area that extends out through large sliding doors to merge the outdoors and indoor spaces. The massive master suite will accommodate oversized furniture with no hassles and is also equipped with a large walk-in wardrobe and an open ensuite featuring double vanities and separate toilet.

The largest of families will be accommodated with multiple living areas which include a separate theatre and a formal living/activity room, located at the front of the home. The secondary bedrooms are all queen size and equipped with built-in wardrobes, reverse cycle zoned air-conditioning.

The property features solar hot water and solar electricity. Which will keep your energy costs down!

Other features you will love about this home include;

- \* 2.5KW Solar and solar gas booster
- \* Separate theatre room
- \* Study/office
- \* Second formal lounge or activity room.



**Jan Holloway**

Principal - Lewis Holloway Property

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- \* Huge master bedroom with a large walk-in and open plan ensuite
- \* Deluxe chef's kitchen with stone benches, stainless steel 900mm oven, gas cooktop, and breakfast bar
- \* Alfresco under the main roof fitted with cafe blinds
- \* Low maintenance fully reticulated gardens, astroturf and beautifully manicured gardens can be found at the front and rear of the property
- \* Extra width double garage with built-in workshop space and
- \* High clearance garage with roller door to the rear.
- \* Parking for up to 4 cars on the driveway

DISCLAIMER: Master suite light fitting will be changed.

### Features

2 Toilets  
Built-In Robes  
1 Ensuite  
2 Living Areas  
Study  
Air Conditioning

### Land size

632.00 Sqm



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TOTAL APPROX. FLOOR AREA 247.3 SQ.M. (2662 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.