



9 Barringarra Concourse, MADORA BAY FOR SALE



Plenty of room here to install a pool and much more

Looking for that perfect family home with an extra bit of room? Well, look no further!

From the moment you walk through the front door, you will love the flowing layout and spacious open plan design. This lovely home offers four or five bedrooms, two bathrooms, a separate theatre, and a separate study.

The entrance hall flows through a large single door to a spacious, open plan living, kitchen and dining area. This light and bright space overlooks a spectacular outdoor entertaining area.

The gourmet kitchen features the highest quality finishes and style throughout, with stone benchtops, 900 mm quality stainless appliances, including a large gas cooktop, range hood, separate microwave recess, room for a double fridge, double sink, large walk-in pantry, an abundance of cupboards, soft closing drawers and plenty of bench space.

The master bedroom is located at the rear of the home and offers a massive walk-in robe and ensuite, with a large shower, his and hers vanities, and separate W/C.

The generously sized guest bedrooms are well placed to the rear of the house, together with a separate nursery/playroom.

The separate theatre room offers a cosy area to relax privately and enjoy a movie or two.

The alfresco entertaining space has been set up extremely well, with all year outside living in mind. The outdoor built-in BBQ area makes this ideal for entertaining family and friends.

A large backyard with ocean views, great for the kids to play and even room to include a swimming pool (STCA).

Additional features include:

- Massive elevated 637sqm approx. block
- Four bedrooms plus separate nursery/playroom
- Separate theatre room and study
- Ducted zoned reverse cycle air conditioner for heating and cooling



Denise Lewis

Principal - Lewis Holloway Property

M: 0412 877 613

E: denise.lewis@smileelite.com

- Spectacular downlights in the living area
- Security screens on windows and doors
- Enjoy stunning sunsets from the elevated front veranda
- Large rear yard with plenty of room for a pool and shed

Viewing this house is a must, it has so much to offer! It will sell fast, so don't miss out.

If you are after a large family home close to the Lakelands Shopping Centre, schools, and easy access to public transport. Please call Denise Lewis on 0412 877 613 today to organise your private inspection.

Features

2 Toilets
Built-In Robes
1 Ensuite
1 Living Area
Study
1 Open Spaces For Vehicle
Air Conditioning

Land size

637.00 Sqm

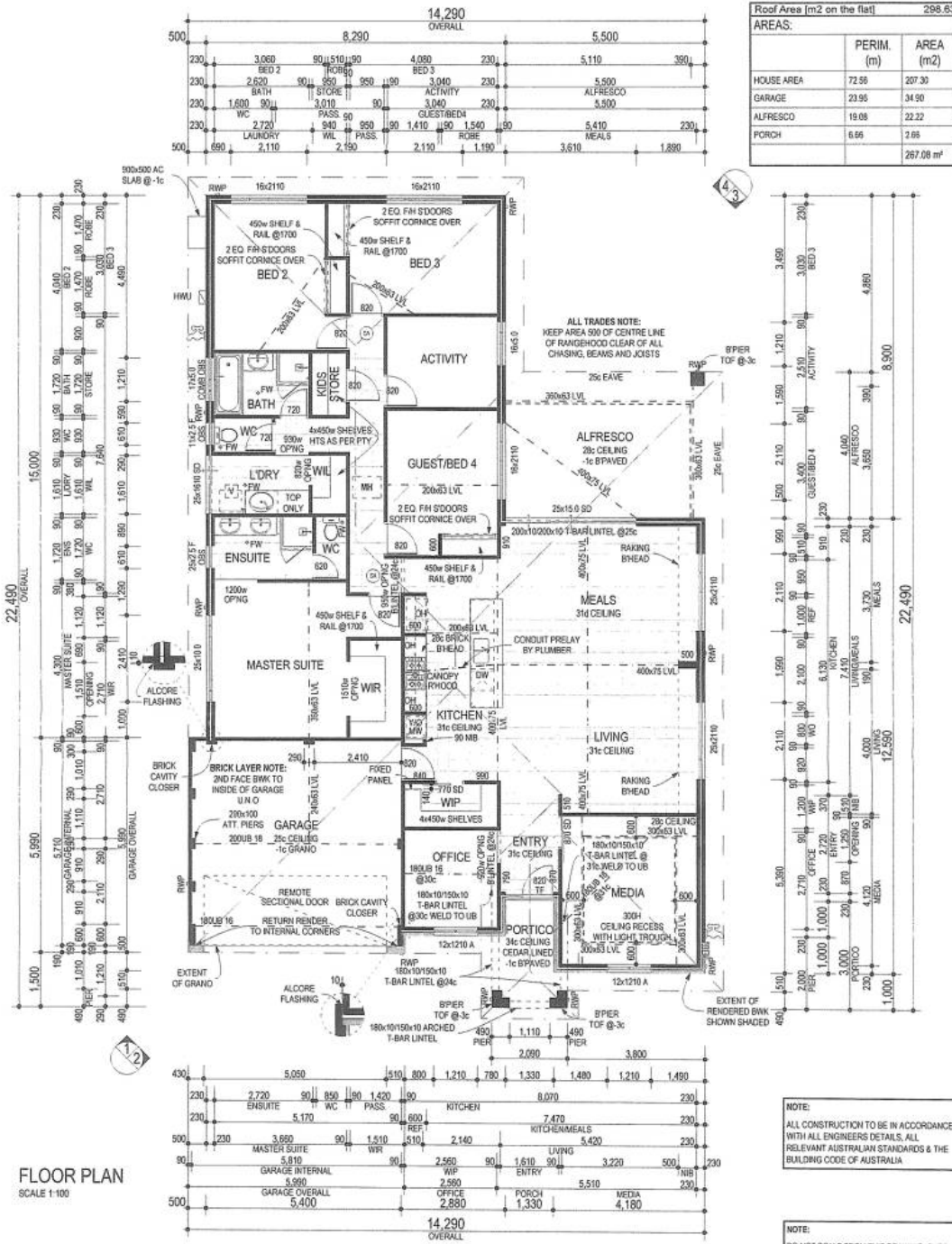


Denise Lewis

Principal - Lewis Holloway Property

M: 0412 877 613


E: denise.lewis@smileelite.com



FLOOR PLAN
SCALE 1:100

NOTE:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS DETAILS, ALL RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

NOTE:
DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS ON SITE PRIOR TO SETTING OUT AND COMMENCING OF ANY WORK.

	REVISION PRESTART ENG FULL CERT	VO # 139971 140173	DRN DATE CHK IL 13.08.14 ADS 25.09.14 SR 17.10.14 TR 23.10.14 AD 06.11.14	CLIENT: DATE: CLIENT: DATE: BUILDERS REPRESENTATIVE: DATE:	CLIENT: MURTAGH ADDRESS: LOT 32 BARRANGARRA CONCOURSE MADORA BAY	© COPYRIGHT APPLAUSE ENGINEER PLUS MODEL 1P UPDATE 3 516 14 12 YES 1411305	DATE: 06.11.14 VOID RATING: N1 ENGINEERS DETAIL: D10 SHEET NO: 2 OF 7
---	---------------------------------------	--------------------------	--	---	--	---	--

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.