



**9 Britawast Road, MADORA BAY
FOR SALE**



Hear the waves crashing! Feel the salt in the air! Perfectly positioned!

Motivated sellers, all offers presented! Perfectly positioned on a large block, so close to the ocean you can hear the waves and feel the sea salt in your hair.

This 2004, Ventura home, built on a 797sqm corner block with double side access, huge garden, shed and room for a pool, coupled with the beach on its doorstep this property will not be on the market long and must be viewed to appreciate the location and size.

The moment you step through the double front door into the large entrance hallway the spacious interior is immediately evident. The high ceilings and the Blackbutt flooring, which is just magnificent, draws you down the hallway to see more. Complemented by large open plan living spaces, where the games, family, dining area and kitchen have been perfectly planned to overlook the whole back yard this home must be added to your list to view.

The under main roof, gabled patio with timber clad ceiling, fan, down lights and cafe blind is ideal for those days when you want to entertain whilst the spacious backyard, with shade sails covering the majority of the lawn is perfect for the kids to play. There is double side access, room for a boat, a caravan or vehicle.

The kitchen is a chef's delight with ample workbench space and cupboards to store the gadgets. Walk-in pantry, single Miele electric oven, five burner gas hob, dishwasher and a large space for your fridge-freezer.

The master suite, positioned at the front of the house, is king sized with a large walk-in wardrobe and the spacious ensuite boasts, dual vanity, large shower and separate toilet.

The three additional queen-sized bedrooms with double built-in robes, again positioned at the front of the home are serviced by the family bathroom and in close proximity to the laundry.

Points to remember:

- Quality Blackbutt flooring to main areas
- High ceilings
- Open plan family, dining
- Separate study
- Huge games room



Jan Holloway
Principal - Lewis Holloway Property
M: 0499 955 442
E: jan.holloway@smileelite.com

- Large kitchen
- Split system heating and cooling to main bed
- Evaporative cooling throughout
- 4.5 KW, 9 panel solar system
- Gardens reticulated from bore
- Plenty of room for a pool
- Double sided access
- 3m x 6m shed
- NBN

Care has been taken to ensure that the information provided is correct, however Lewis Holloway Property do not warrant or guarantee its accuracy nor take responsibility for any inaccuracies. Interested parties should make their own enquiries.

Features

2 Toilets
1 Living Area
Study
Air Conditioning

Land size

797.00 Sqm



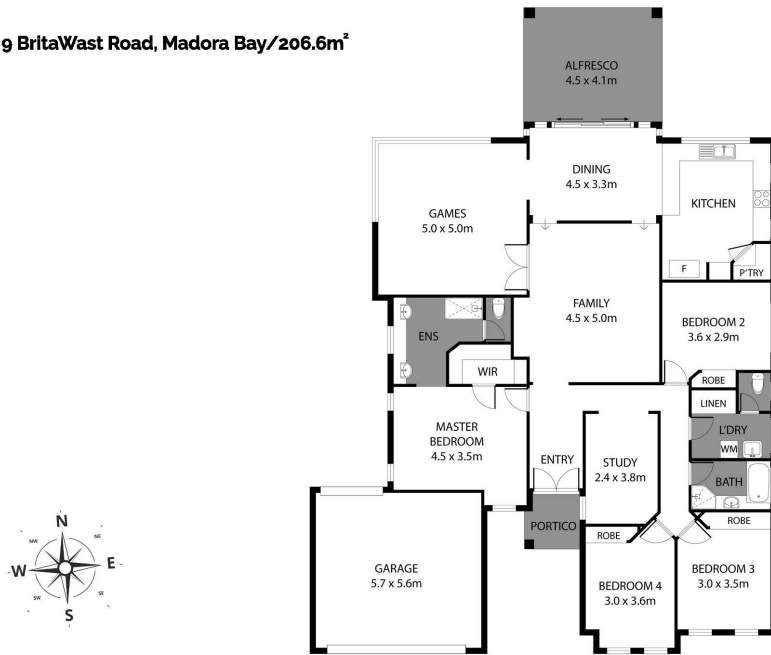
Jan Holloway

Principal - Lewis Holloway Property

M: 0499 955 442

E: jan.holloway@smileelite.com

9 BritaWast Road, Madora Bay/206.6m²



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.

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.