







13 Ramillies Approach, Madora Bay

Spacious Family Living in the Heart of Madora Bay

Welcome to 13 Ramillies Approach, Madora Bay, a beautifully designed home offering space, comfort and easy family living on a generous 510m2 block, with a huge 253m2 of under roof space. Perfectly suited to families, this four bedroom, two bathroom home offers a practical layout with plenty of room for everyone to spread out, relax and enjoy.

At the heart of the home is the spacious open plan living and dining area, complemented by a scullery and creating a welcoming central hub for everyday family life and entertaining. With a second living area plus a dedicated theatre room, there are three separate spaces to relax and unwind, giving everyone in the family room to spread out. Whether it is a quiet movie night, a separate space for the kids or simply somewhere to retreat at the end of the day, this home offers plenty of flexibility. The study nook is another thoughtful addition, providing a dedicated space for homework, working from home or keeping on top of everyday essentials.

The master bedroom offers a private retreat with its own ensuite and an extra-large walk in robe. While the remaining bedrooms all have built-in-robes and are well positioned throughout the home and

4 2 3

FOR SALE
Please Call

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Interested parties must rely solely on their own enquiries.

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serviced by the family bathroom.

Outside, there is plenty of room to enjoy the Madora Bay lifestyle, with space to create your own outdoor entertaining area, play space or garden sanctuary.

For those needing extra parking and storage, the three-car garage is a standout feature and there is a hard stand on the opposite side to the driveway. Providing plenty of room for vehicles, recreational equipment and all the extras that come with family life. Solar adds another practical benefit to this already well equipped home.

Features you will love:

- Master bedroom with extra large walk-in-robe
- Master en-suite
- Three secondary bedrooms all with built-in-wardrobes
- Main bathroom with bath
- Scullery
- Two separate living spaces
- Theatre room
- Convenient study nook
- Three car garage
- Solar power
- Generous 510m2 block
- Approximately 253m2 of under roof space
- Spacious open plan kitchen, living and dining
- Functional family friendly floorplan
- Plenty of storage
- Located in the popular Madora Bay community

Whether you are searching for your next family home, looking for more space to grow or simply wanting to enjoy everything this coastal community has to offer. 13 Ramillies Approach is ideally located, with a highly regarded private school conveniently situated at the end of the street. A range of shops and amenities are nearby, while the beach is also within easy reach, making this an excellent location for both families and coastal living.

Come and see why this could be the one you have been waiting for.

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MORE DETAILS

Property ID	4TUSFF2
Property Type	House
House Size	201 m2
Land Area	510 m2
Including	Toilets (2)

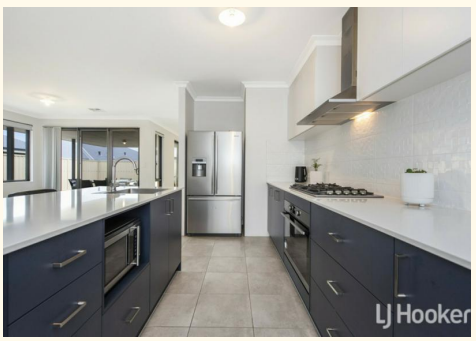
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