







8 Atwick Court, Madora Bay

Peace, Privacy & Ocean Glimpses

Close the front door, and the rest of the world goes quiet.

Tucked away in a quiet Madora Bay cul-de-sac, this home has been lovingly cared for by the same owners for 24 years, who have since fully renovated it inside and out, so there's nothing left to do but unpack. It's the kind of place where the stress of the week simply melts away. Full of character, it has ocean glimpses and the beach only minutes from your door.

And the standout? Step out onto the balcony.

The floorboards beneath your feet have a story of their own - 90-year-old jarrah, salvaged from the old Vic Park pub. Today they frame ocean glimpses while keeping the space completely private. Morning coffee or a glass of wine as the sun goes down - out here, it's just peace and quiet.

Upstairs is a retreat of its own. The living and dining area is massive, with raked ceilings and exposed timber trusses soaring overhead, a cosy wood-fire heater for winter nights and air conditioning for summer, and it opens straight out to the balcony. The carpeted

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FOR SALE
Offers Over $939,000

VIEW
By Appointment

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theatre has been seamlessly added on, giving you a separate space for movie nights, while the master suite sits on the same level with a walk-in robe, ensuite and toilet, air conditioning and coastal shutters to filter the morning light.

The kitchen sits on this level too, bright and practical, with crisp white cabinetry, a 700mm freestanding gas oven and cooktop, dishwasher, a deep bank of drawers, a pantry and a coffee nook - plenty of room for the family cook.

Downstairs, three carpeted queen-sized bedrooms share a bathroom, giving the kids or guests their own space, and the laundry with toilet opens out to the rear. The downstairs living area, with its own exposed beams, opens out to both the front courtyard and the rear patio. There's handy under-stair storage and an easy-step staircase too, and the home is insulated, so it stays comfortable whatever the season.

Both bathrooms have been renovated, with the downstairs bathroom the standout - a stone-top vanity, frameless walk-in shower and floor-to-ceiling tiling.

Out the back, the patio is where you really switch off. Sink into the 6-seater jacuzzi spa after a long day, set in its own built-in covered area so you can enjoy it whatever the weather, while bore-fed reticulation keeps everything green without the water bill.

For the practical side of life, there are driveways and electric garage doors on BOTH sides of the home, plus rear access through the gate. The right-hand driveway runs all the way down the back to an extra-large 9m x 6m powered garage, separate from the house - the perfect home for storage, the tools or the weekend projects. There's also a small 3m x 3m shed for the garden gear. The home is on a septic system, with the tank access at the front of the property - which means no sewerage charges on your water bill, keeping the rates very affordable.

All of this sits on a generous 744m² block, close to the beach, parks, schools and Lakelands Shopping Centre.

The highlights:
- Ocean glimpses from a private balcony laid with 90-year-old jarrah
- Fully renovated inside and out - ready to move straight in
- 4 bedrooms, 2 renovated bathrooms and a theatre room
- Massive upstairs living with raked timber ceilings
- Cosy wood-fire heater and air conditioning
- seater jacuzzi spa in its own covered area
- Driveways and electric garage doors on both sides, with rear access
- Extra-large 9m x 6m powered garage
" No sewerage charges on the water bill
" 744m² block in a quiet cul-de-sac, close to the beach

Ocean glimpses, a spa for every season and a balcony with a story to tell.

Madora Bay's next great escape is ready for its new owners.

Come along to a home open, or call Rebecca Seniloli on 0418 603 574 to book a private viewing at a time that suits you.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent inquiries.

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MORE DETAILS

Property ID	4U0HFF2
Property Type	House
House Size	172 m2
Land Area	744 m2
Including	Air Conditioning
	Toilets (2)
	Spa
	Balcony
	Dishwasher
	Fully Fenced











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TOTAL: 172 m2
1st floor: 70 m2, 2nd floor: 102 m2
EXCLUDED AREAS: CARPORT: 70 m2, PATIO: 7 m2, COVERED PATIO: 88 m2,
PORCH: 3 m2, BALCONY: 39 m2, WALLS: 16 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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