

Madora Bay, A/7 Lauderdale Road

Magical Madora Bay - Dual Living Brand New 3 Bedrooms/Double Garage



For Lease
Please Call

View
ljhooker.com.au/4QD5FF2

Contact
Sharnae Gray
0421 639 598
leasing.mandurah@ljhooker.com.au

UNFURNISHED: Duplex Under Same Roof, Offering Unit A, Brand New! 3 -bedroom 2-bathroom Home, 2 Car Garage

Note you must register to attend the home open and to be notified of any changes.

This House is a Duplex - 2 separate residences under the same roof, offering Unit A.

Brand new build 2024 offering 3 bedrooms 2 - bathroom 2 car garage (not shared).

Master bedroom has built in large walk-in robe, stylish ensuite with WC, quality carpets and blinds.

Bedroom 2 and 3 with built-in mirror door robes, quality carpets and blinds.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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Kitchen features modern stainless steel appliances including dishwasher, boasting split system to open plan living/dining this area flows through to the outdoor alfresco, enjoy low maintenance fully landscaped rear yard which is securely fenced and private to unit B.

Beachside Estate Madora Bay, close to beach, Schools, Lakelands Shopping Centre, parks, playgrounds, easy access to the freeway, Meadow Springs shopping complex, and close to Lakelands train station, medical centres, fast food restaurants public transport what more could you ask for, this is certainly a must-see property.

Property Features Include:

- Kitchen boasts quality cooking appliances and dishwasher
- Air conditioner
- Minor Bedrooms all with built-in mirror door robes
- Master Bedroom boasts mirror door built-in-robe and modern ensuite
- Quality flooring to main living areas, carpet to all bedrooms
- Double garage with remote-control and shoppers' entry door
- Quality window blinds
- Led downlights throughout
- Low maintenance gardens secure rear yard

Note this property has one electrical meter with a second dual digital sub meter for unit B, electricity account will be read, and tenants will need to send in a photo of meter readings, and it will be calculated and invoice sent to each unit A and B for payment.

Note this property has one main water meter with a sub meter for unit B, same as the electricity reading tenant is required to take a photo and send to property manager and it will be calculated and invoice sent to each unit A and B for payment.

#Note you are unable to claim low-income cards discounts from utility companies due to sub metering.

***Please note the lessor makes no representations about the availability of CTV/Alarms, telephone lines, internet lines or any other communications services to the premises. The tenant must make their own enquiries regarding the availability, cost and/or installation of those services.

Own your own investment property? If you are looking for property management services, we would love to hear from you. Contact our office on 9586 5555 or reception2.mandurah@ljhooker.com.au for a no-obligation and confidential conversation. A direct link to our online application will be sent via SMS after viewing attended.

* Please note we do NOT accept 1Form applications*

PLEASE READ - Important information regarding viewings.

To arrange a viewing please click the "Contact Agent" button or the "Book Inspection" button and you will be sent an instant reply to register for the scheduled viewing/s

To be notified of viewing changes and cancellations, please register your details as above for the viewing. Notifications will not be sent if you are not registered.

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More About this Property

Property ID	4QD5FF2
Property Type	House
Including	Air Conditioning Toilets (2)

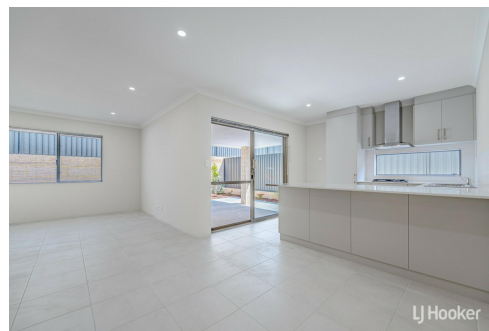
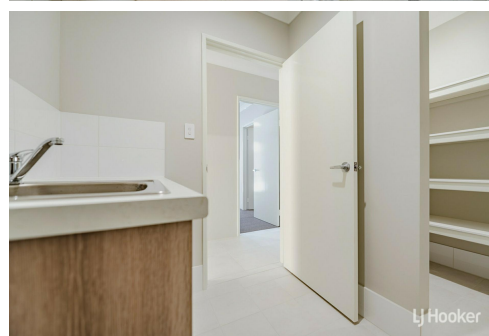
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