



11 Challenger Road, Madora Bay

The beach is close. The block is big. The possibilities are yours.

The home itself is an original 1969 build that's been added to over the years through rear extensions, giving it a workable four-bedroom layout - three larger rooms and one which would suit a study, visitor room or a nursery. The kitchen has plenty of bench space, a gas cooktop, a near-new wall oven and a dishwasher connection. It hasn't been updated, but there's enough original character left to give a renovation somewhere real to start from. For a buyer prepared to put in the work, a block and home of this size in this part of Madora Bay offers genuine upside once renovated.

What sets this property apart is what surrounds the house. A large lawned area sits at the front, and the rear of the block has been cleared, leaving open ground for a pool, a landscaped garden, additional living space or whatever comes next. A flat-roof patio wraps across the back and side of the home, and a roofed carport sits alongside it. Perhaps the standout feature is the driveway access - a separate driveway down each side of the property, each wide enough for a caravan, boat, trailer or work vehicle, with enough separation between them to make room for a future granny flat or second dwelling, subject to council approval.

4 2 4

FOR SALE

Offers over \$845,000

VIEW

Sat 17th Oct @ 12:15PM - 12:45PM

AGENTS

Rebecca Seniloli

0418 603 574

rebecca.seniloli@ljhpxp.com.au

AGENCY

LJ Hooker Mandurah

(08) 9586 5555

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Interested parties must rely solely on their own enquiries.



Underneath the surface, the essentials are already sorted: split system air conditioning in the master bedroom and living area, NBN fibre to the premises, an upgraded meter box with RCD protection, a working bore, and an existing septic system with a trafficable lid.

Madora Bay's appeal hasn't changed - the beach close by, an established, settled neighbourhood, and easy reach of local schools and shops. What has changed is how rarely a block this size comes up for sale in this part of the suburb.

In summary:

921sqm block, approximately 400m to Madora Bay beach
Original 1969 four-bedroom home
Gas cooktop, near-new wall oven and dishwasher connection
Split system air conditioning in master bedroom and living area
Large front lawn, cleared rear yard
Flat-roof patio across rear and side, plus roofed carport
Separate driveways on both sides of the property
Potential for a granny flat or second dwelling (STCA)
NBN Fibre to the Premises (FTTP)
Upgraded meter box with RCD protection
Natural Gas to the Premises
Functional bore
Existing septic system with trafficable lid
Shire rates approximately \$2,150 p/a
Water rates approximately \$298 p/a

Offers Over \$845,000

For more information or to arrange an inspection, get in touch with Rebecca Seniloli at LJ Hooker Property Experience South.

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MORE DETAILS

Property ID	4TV8FF2
Property Type	House
House Size	122 m2
Land Area	921 m2

Rebecca Seniloli 0418 603 574

Sales Executive | rebecca.seniloli@ljhpxp.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au





TOTAL: 183 m2

1st floor: 183 m2

EXCLUDED AREAS: PORCH: 19 m2, COVERED PATIO: 63 m2, STORAGE: 6 m2,
CARPORT: 37 m2, WALLS: 9 m2

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