







11 Challenger Road, Madora Bay

921m² Near the Beach - Live In, Renovate or Rebuild

A park across the road, the beach down the street, and 921m² to make your own.

With a 20m frontage, this is one of the larger blocks in this part of Madora Bay - Dorothy & Charlie Coote Reserve sits right across the road, and the beach is just 400m away. At 921m², it's nearly double the size of a typical new block in the area, yet works out to around $863/m² including the house - compared to a median of $1,140/m² for vacant land alone in Madora Bay right now. You're getting more space, a great location, and an existing home. Power, water and septic are already connected, ready to live in from day one.

Already have plans? Live in the original four-bedroom home while you get ready to build. Prefer to renovate? The house is liveable now, with a gas cooktop, near-new wall oven and split system air conditioning, and plenty of room to grow.

The land is where this one shines:

Over 20m street frontage
Separate driveways down both sides - room for the caravan, boat,

4 2 4

FOR SALE
Offers Over $795,000

VIEW
Sun 22nd Nov @ 1:00PM - 1:30PM

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.

trailer and work vehicle
Space up the left-hand side at the rear for a granny flat (Subject to Council Approval)
Plenty of room at the rear for a pool, garden or shed
Roofed carport

The groundwork is already done:

NBN fibre to the premises
Natural gas connected
Upgraded meter box with RCD protection
Working bore
Septic system with trafficable lid

Shire rates approx. $2,150 p.a. | Water rates approx. $298 p.a.

Blocks this size, opposite a park and this close to the beach, don't come up often.

Call Rebecca Seniloli on 0418 603 574 to arrange an inspection.

This information has been prepared for advertising and marketing purposes only. While every effort has been made to ensure its accuracy, prospective purchasers should make their own independent enquiries and satisfy themselves as to all aspects of the property, including dimensions, services, zoning, development potential, approvals, building condition and future planning. Any development, subdivision, additional dwelling or accommodation potential is subject to investigation, relevant legislation and approval from the appropriate authorities. LJ Hooker Property Experience and Rebecca Seniloli make no representation or warranty as to the accuracy, completeness or currency of the information provided.

MORE DETAILS

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











Rebecca Seniloli 0418 603 574
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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.

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