



Madora Bay, 14 Lauderdale Road

Dream Coastal Living: LESS THAN A YEAR OLD -
Stunning New 4-Bedroom Home Awaits!

Don't miss your chance to experience less than a year old, spacious modern residence in the highly sought-after Seaside Estate of Madora Bay! With 187 m² of beautifully designed living space on a 450m² block, this home offers a perfect blend of style and comfort.

As you step through the grand entrance, you're welcomed by a sun-soaked hallway featuring elegant tiled floors that lead to a cozy carpeted area for the bedrooms and media room. The expansive master suite is truly a retreat, boasting a generous walk-in wardrobe and a luxurious en-suite with a contemporary square sink, a large shower, and a separate WC.

The heart of the home is the impressive open-plan living area, seamlessly connected to a chef's kitchen that will inspire your culinary creations. Featuring stone benchtops, a spacious walk-in pantry, double ovens, and a plumbed refrigerator, this kitchen is designed

4 2 2

For Sale
Offers Over \$739,000

View
ljhooker.com.au/4QHMFF2

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LJ Hooker Mandurah
(08) 9586 5555

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for functionality and style.

You'll also discover a dedicated media room for movie nights or relaxing downtime. The rear wing of the home features three additional well-sized bedrooms, each equipped with mirrored built-in wardrobes, and they share a stylish main bathroom complete with a shower, bathtub, and a separate toilet.

The large laundry offers ample storage and direct access to a private clothesline. Stay comfortable year-round with ducted reverse cycle air conditioning to keep you cool in the summer and cozy in the winter.

Step outside to your expansive alfresco area and low-maintenance backyard, perfect for summer barbecues and entertaining friends and family.

Located just moments away from top schools, a new shopping center, and stunning beaches, this home truly has it all!

****Highlights Include:****

- Double lock-up garage with shopper's entry
- Prime location close to amenities
- Ducted reverse cycle air conditioning
- Modern, stylish finishes throughout
- Spacious outdoor entertaining area
- Gourmet kitchen with stone benchtops, double ovens, and 900mm gas cooktop
- High-quality fittings and fixtures

Whether you're seeking an ideal family home or a set-and-forget investment, this property promises both comfort and value.

****Don't miss the opportunity to make this luxurious residence your own or add it to your investment portfolio.****

****Investors Note:****

rental Appraisal: \$680 - \$700 per week.

Council Rates: Approximately \$2200.

Water: Approximately \$1,525

Ready to elevate your lifestyle? Let's discuss further and arrange a viewing at your earliest convenience.

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More About this Property

Property ID	4QHMF2
Property Type	House
House Size	187 m ²
Land Area	450 m ²
Including	Air Conditioning Toilets (2)

Robert Kidnie 0401 076 916

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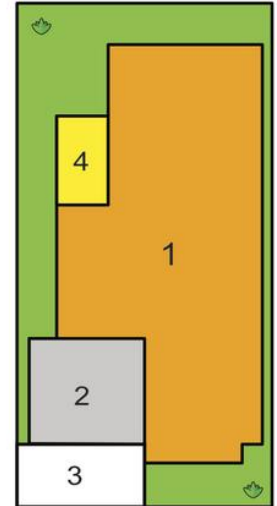
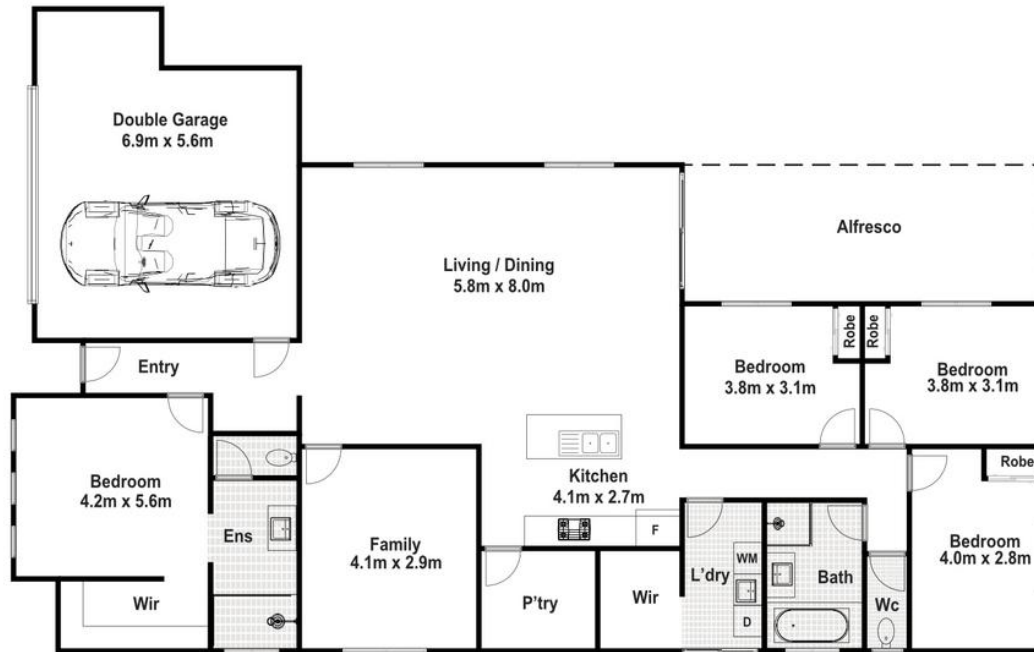
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14 Lauderdale Road, Madora Bay

block size 450 m² | building 187m² | 4 x  2 x  2 x 



Rob Kidnie | 0401 076 916



Site Legend

1. Residence
2. Garage
3. Driveway
4. Alfresco



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*scale in metres. Dimensions are approximate. All information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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