







18 Angalore Road, Madora Bay

Invest Today, Plan for Tomorrow in Old Madora Bay

Positioned on a generous 809sqm block in sought-after Old Madora Bay, this three-bedroom, one-bathroom home presents an appealing opportunity for investors, future owner-occupiers or buyers looking to secure a substantial coastal property for the years ahead.

Currently leased at $510 per week until June 2027, the property provides immediate rental income while giving its new owner time to consider the possibilities for the future.

Continue to enjoy the home as an investment, undertake further improvements over time, explore the potential for a granny flat, or consider redeveloping the block with a new family home that may capture ocean views-all subject to the relevant council and planning approvals.

Property features include:

- Three bedrooms and one bathroom
- Split-system air conditioning
- Drive-through carport providing vehicle access to the backyard
- Spacious covered patio for outdoor entertaining
- Large backyard with plenty of lawn

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.

3 1 0

FOR SALE
$860,000

VIEW
By Appointment

AGENTS
Ian Watson
0428 887 599
iwatson.mandurah@ljhooker.com.au

Karen Watson
0419 950 203
kwatson.mandurah@ljhooker.com.au

AGENCY
LJ Hooker Mandurah
(08) 9586 5555

LJ Hooker

- Rear shed
- Bore
- Approximately 840 metres from the beachfront
- Generous 809sqm block
- Currently leased at $510 per week until June 2027
- Potential for a granny flat, further renovation or future redevelopment, subject to approvals

This is an opportunity to secure a sizeable block in an established coastal neighbourhood while receiving rental income from day one. Whether you are building your property portfolio, planning a future move to Madora Bay or looking for land with longer-term possibilities, this property deserves your attention.

Buy now, collect the rent and plan for the future.

Contact:

Ian Watson - 0428 887 599
Karen Watson - 0419 950 203
LJ Hooker Property Experience South
Servicing the Mandurah and Peel regions

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent enquiries and rely on their own judgement regarding the information contained in this advertisement. Ian Watson and LJ Hooker Property Experience South provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4TUHFF2
Property Type	House











Ian Watson 0428 887 599
Sales Executive | iwatson.mandurah@ljhooker.com.au
Karen Watson 0419 950 203
Sales Executive | kwatson.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555
68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au

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.



TOTAL: 93 m2
1st floor: 93 m2
EXCLUDED AREAS: PORCH: 32 m2, COVERED PATIO: 88 m2, WALLS: 7 m2

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

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.