



2 Gilmore Street, Madora Bay

## Under Offer by Jessica Kaku | BIG FAMILY LIVING BY THE BEACH —SPACE, STYLE & STORAGE

Under Offer by Jessica Kaku.

Jessica Kaku proudly welcomes you to 2 Gilmore Street, Madora Bay!

Wake up to the sound of waves, feel the sea breeze the moment you arrive, and enjoy a lifestyle that places the beach just one street away. Positioned in a tightly held coastal pocket, this exceptional family home delivers space, privacy, and effortless seaside living on a grand scale.

A stunning wrap-around porch creates a welcoming first impression, setting the tone for what lies beyond. Step through impressive double timber doors into a wide, light-filled entry that immediately establishes a sense of quality and scale.

Designed for lifestyle flexibility, the property offers two driveways, extensive side access, and abundant parking - easily accommodating

4  2  2 

**FOR SALE**  
Offers Over \$1,200,000

**VIEW**  
By Appointment

**AGENTS**  
Jessica Kaku  
0422 114 037  
jessica.kaku@ljhpxp.com.au

**AGENCY**  
LJ Hooker Mandurah  
(08) 9586 5555

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

boats, caravans, multiple vehicles, and all the toys that come with coastal living.

At the heart of the home, a vast open-plan living zone stretches across the full width of the residence - an entertainer's dream and a true family hub. Wood-look flooring adds warmth and durability, while surrounding windows flood the space with natural light and coastal ambience.

The kitchen is built for those who love to cook and entertain, featuring a premium Lofra 900mm Italian 5-burner cooktop and oven, a large walk-in pantry, and seamless connection to the dining and living zones. From here, glass doors open to a generous covered patio, creating effortless indoor-outdoor flow year-round.

Accommodation is thoughtfully designed with a large front master suite featuring ceiling fan, reverse-cycle air conditioning, a spacious walk-in robe, and a well-appointed ensuite. Minor bedrooms are positioned for privacy, all with built-in robes, including one with a semi-ensuite - ideal for teenagers or guests seeking their own space. A dedicated study nook with its own air-conditioning unit adds further flexibility for working from home.

Outdoors, the lifestyle continues with a private, secure backyard featuring reticulated gardens, established grape vines, and plenty of room to relax or entertain, with ample space to add a swimming pool in the future (STCA). A massive powered workshop with separate driveway access and extended height clearance adds serious value for trades, storage, or hobby enthusiasts.

Additional features elevate the home's appeal, including 24 solar panels, commercial-grade roller shutters, a freshly serviced bore, reinforced tin roof, new gas hot water system, and a solid brick-and-tile construction designed for longevity.

#### FEATURES YOU'LL LOVE:

- Prime location just one street from the beach
- Wrap-around porch and grand double-door entry
- Two driveways with extensive side access
- Parking for boats, caravans, and multiple vehicles
- Massive open-plan living across the full home width
- Premium Italian Lofra 5-burner cooktop & oven
- Large walk-in pantry and excellent storage
- Front master suite with WIR, ensuite & A/C
- 4 bedrooms + study nook, semi-ensuite to second bedroom
- Covered outdoor entertaining patio
- Huge powered workshop with separate access
- 24 solar panels for energy efficiency
- Secure, private backyard with established gardens

#### LOCATION ADVANTAGE:

Walking distance to Madora Foreshore and within close range of Madora Bay Primary School, Coastal Lakes College and multiple daycare centres.

#### KEY DETAILS:

- " Land area: 918m<sup>2</sup>
- " Floor area: 220m<sup>2</sup>
- Year Built: 2003
- Rental Appraisal: \$700 - \$750 per week
- Periodic lease in place, returning \$700 per week

#### RATES:

- Council Rates: Approximately \$2,751.36 Per Annum
- Water Rates: Approximately \$297.72 Per Annum (Property is serviced by a Septic Tank)

This is more than a home - it is a coastal lifestyle upgrade. Rarely does a property of this scale, flexibility, and proximity to the ocean come to market.

Stop searching - this is the one.

**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 inquiries and must rely on their own personal judgment about the information included in this advertisement. Jessica Kaku and LJ Hooker Property Experience provides this information without any express or implied warranty as to its accuracy or currency.

## MORE DETAILS

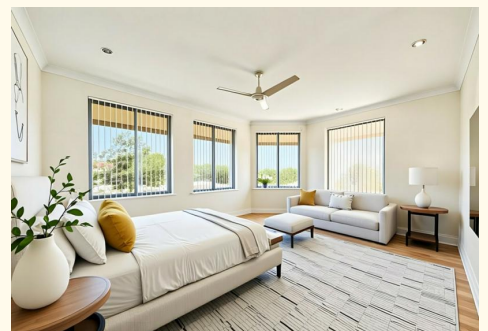
Property ID	4T55FF2
Property Type	House
House Size	220 m2
Land Area	918 m2

**Jessica Kaku 0422 114 037**

Sales Executive | [jessica.kaku@ljhpxp.com.au](mailto:jessica.kaku@ljhpxp.com.au)

**LJ Hooker Mandurah (08) 9586 5555**

68 Mandurah Terrace, MANDURAH WA 6210  
[mandurah.ljhooker.com.au](http://mandurah.ljhooker.com.au) | [hello.south@ljhpxp.com.au](mailto:hello.south@ljhpxp.com.au)

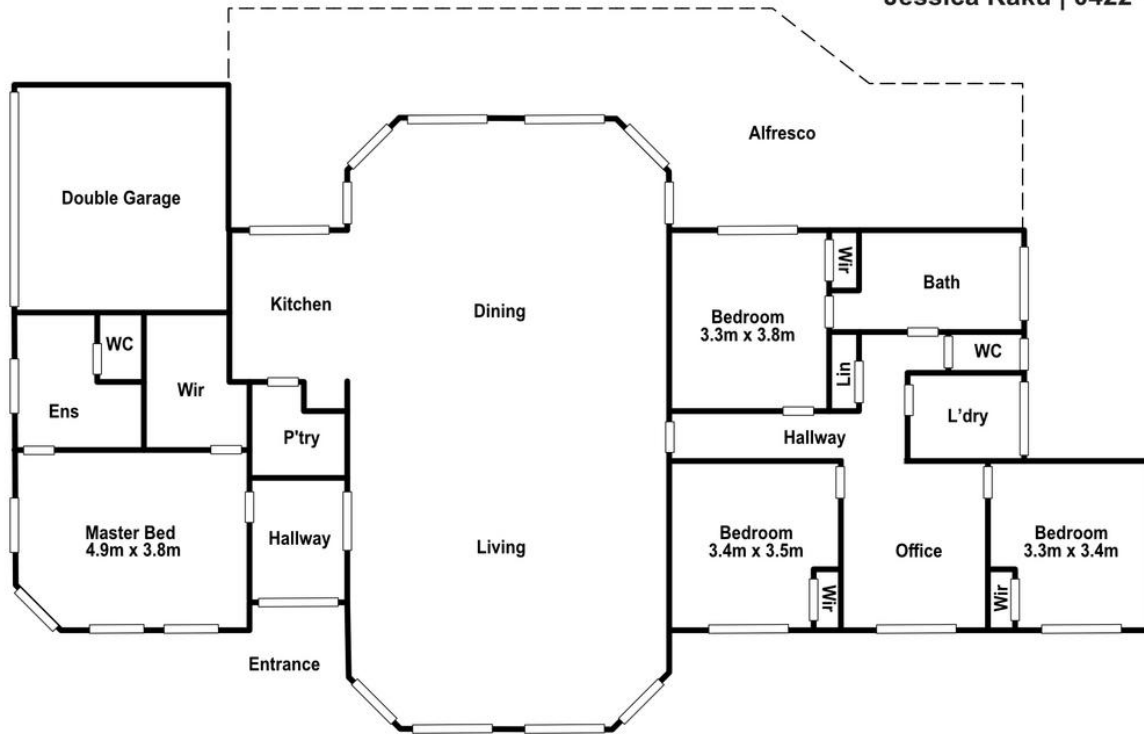


## 2 Gilmore St, Madora Bay

block size 918m<sup>2</sup> | building 220m<sup>2</sup> | 4 x  2 x  2 x 



Jessica Kaku | 0422 114 037



\*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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