







22 Cornwallis Road, Madora Bay

Motivated Sellers - Price Reduced

- Private Viewings Available By Appointment*

Sharnae Gray invites you to discover 22 Cornwallis Road, Madora Bay a charming coastal retreat just moments from the beach.

Set on a generous 805sqm block and located approximately 300m from Madora Bay Beach, this solid double brick and tile home offers the perfect opportunity for first-home buyers, investors, downsizers, or those seeking a relaxed lock-up-and-leave lifestyle.

Enjoy morning swims, sunset walks, and the ocean breeze, all just a short stroll from your front door. Parks, playgrounds, and local reserves are also conveniently nearby.

Inside, you'll find a spacious main bedroom, two additional bedrooms, a retro style bathroom full of character, and a light filled living area complete with air conditioning for year-round comfort.

The well maintained kitchen features a chef's oven, 4 burner gas cooktop, and is presented in near-new condition.

3 1 1

FOR SALE
Please Call

AGENTS
Sharnae Gray
0439 330 460
sharnae.gray@ljhpxp.com.au

AGENCY
LJ Hooker Mandurah
(08) 9586 5555

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.

LJ Hooker

Outside, a near new patio overlooks the expansive backyard, offering plenty of space for children, pets, or the addition of a powered workshop.
A garden shed provides extra storage, while the powered single garage offers drive through access and could also be utilised as a workshop or EV charging space.

Property Features:
- 3 bedrooms | 1 bathroom
- Approx. 805sqm block
- Approx. 300m to Madora Bay Beach
- Powered single garage with drive-through access
- Near new patio area
- Spacious backyard with workshop potential
- Air conditioned living area
- Solid double brick and tile construction
- Garden shed

Shire Rates: Approx. $2,021 per annum
Estimated Rental Return: $570—$600 per week

For more information or to arrange your private inspection, contact:
Sharnae Gray
LJ Hooker Property Experience South
0439 330 460

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. Sharnae Gray and LJ Hooker Property Experience provides this information without any express or implied warranty as to its accuracy or currency.











MORE DETAILS

Property ID	4TC0FF2
Property Type	House
House Size	96 m2
Land Area	805 m2
Including	Toilets (1)
	Fully Fenced

Sharnae Gray 0439 330 460
Sales Executive | sharnae.gray@ljhpxp.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: 78 m2
1st floor: 78 m2
EXCLUDED AREAS: GARAGE: 19 m2, COVERED PATIO: 41 m2, WALLS: 9 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.