



22 Cornwallis Road, Madora Bay

## Coastal Charm with Space to Grow




Sharnae Gray invites you to 22 Cornwallis Road, Madora Bay, a charming 3 bedroom, 2 bathroom coastal retreat perfectly positioned to enjoy the relaxed beachside lifestyle.

Situated on a generous 805sqm block, this property offers an incredible opportunity for first home buyers, investors or those seeking the ideal lock up and leave lifestyle.

Just approximately 300m from the stunning Madora Bay Beach, enjoy morning swims, sunset walks and the ocean breeze only a short 4 minute walk from your front door. Parks, playgrounds and local reserves are also conveniently nearby for families and outdoor lovers alike.

Inside, the home features a spacious double sized main bedroom, with two additional single sized bedrooms.

The retro-style bathroom offers character and charm, while the main living area is fitted with air conditioning that comfortably flows throughout the home.

3  1  3 

**FOR SALE**  
\$860,000

**VIEW**  
Sat 6th Jun @ 1:00PM - 1:30PM

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

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The kitchen is equipped with a chef's oven, 4-burner gas cooktop and 54cm oven, presented in near-new condition perfect for everyday cooking and entertaining.

Step outside to a near-new patio area overlooking the large backyard, offering endless potential. There is plenty of room for pets and children to play, with space to add a powered workshop if desired. A garden shed is also positioned to the rear of the property for additional storage.

The powered single garage provides drive through access to the backyard and could easily double as a workshop space or be used to charge an electric vehicle. Constructed with solid double brick and tile, this home offers low maintenance coastal living in a highly desirable location.

Shire Rates per annum- \$2021 (approx)  
Potential Rental Income - \$570-\$600 per week.

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.

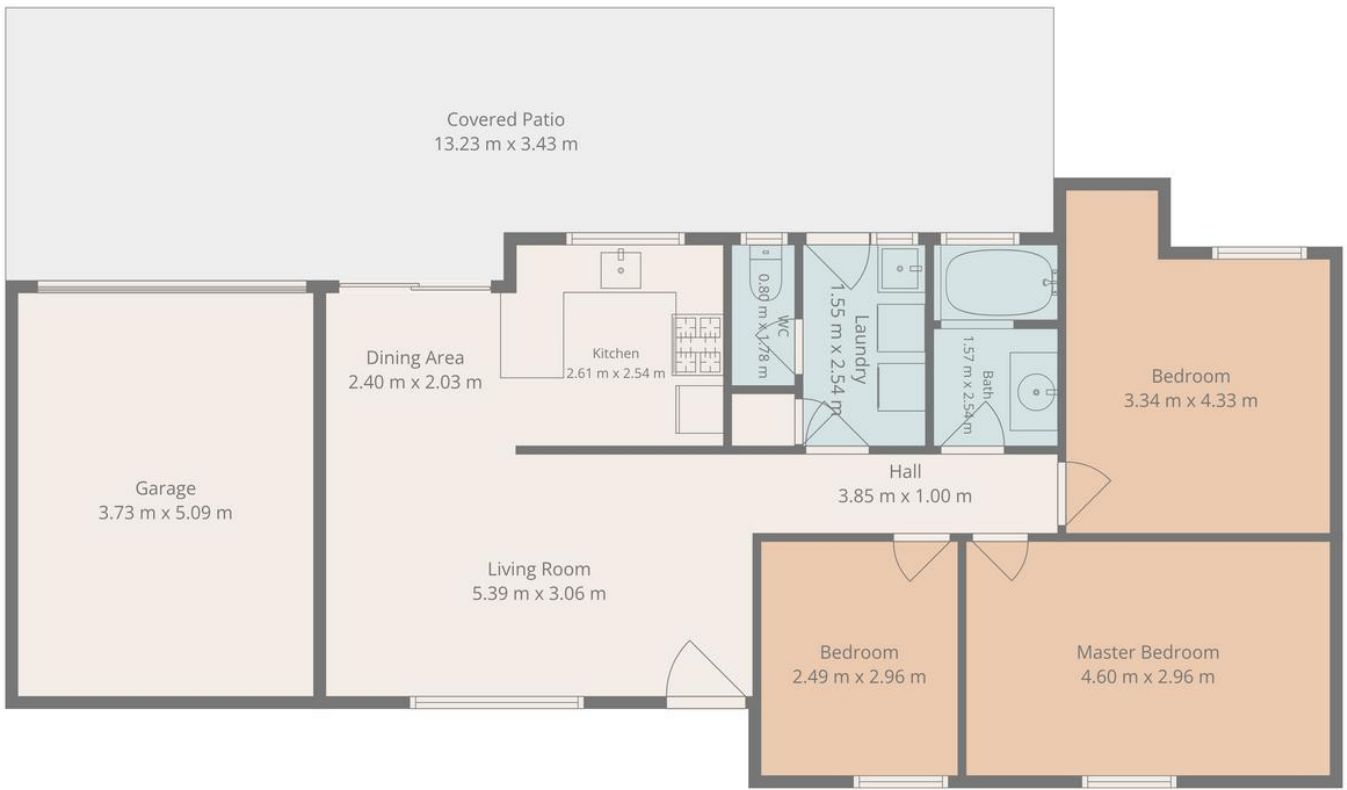
## MORE DETAILS

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](mailto:sharnae.gray@ljhpxp.com.au)

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**TOTAL: 78 m<sup>2</sup>**  
 1st floor: 78 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 19 m<sup>2</sup>, COVERED PATIO: 41 m<sup>2</sup>, WALLS: 9 m<sup>2</sup>

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

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