

Madora Bay, 25 Abington Parade

Stunning Modern Home in Madora Bay

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For Sale: Stunning Modern Home in Madora Bay

For Sale
Please Call

Address: 25 Abington Parade, Madora Bay

View
l.jhooker.com.au/4QJQFF2

Discover your dream home in the heart of Madora Bay! This beautifully designed 4 bedroom, 2 bathroom residence is set on a generous 510m² block and boasts an impressive 212m² of living space. Built in 2023, by Content Living this home combines modern luxury with everyday functionality.

Contact
John Ball
0418 396 056
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Key Features:

- Spacious Master Suite: Enjoy a large open plan master bedroom featuring a huge walk-in robe and a gorgeous ensuite with separate toilet.



LJ Hooker Mandurah
(08) 9586 5555

Disclaimer: 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.

- Flexible Living Spaces: Includes a study nook or activity area, perfect for work or play, and a dedicated theatre room with a recessed ceiling for your movie nights.
- Open-Plan Living: The expansive family, dining, and kitchen area is designed for entertaining and family gatherings.
- Chef's Dream Kitchen: This stunning kitchen features a large granite island bench, and top-of-the-line appliances including a 900mm Westinghouse oven and Electrolux 5-burner cooktop. Ample cupboard space and a Euromaid dishwasher make this kitchen both stylish and practical.
- Butler's Retreat: A combined butler's pantry with a double sink and a spacious walk-in pantry.
- Laundry complete with walk-in linen cupboard for all your storage needs.
- Comfort Year-Round: Stay comfortable with a Fujitsu ducted and zoned reverse cycle air conditioner.
- Outdoor Entertaining: Step outside to your alfresco area, leading onto a decked space complete with a spa, perfect for relaxing or entertaining guests.
- Eco-Friendly Living: This home is equipped with 16 solar panels, making it both environmentally friendly and energy efficient.
- Enclosed Parking: Enjoy the convenience of enclosed parking for 2 cars.
- Water Rates approx \$1490 per annum
- Council Rates approx \$2588 per annum

Don't miss out on this exceptional opportunity to own a stunning home in a sought-after location.....

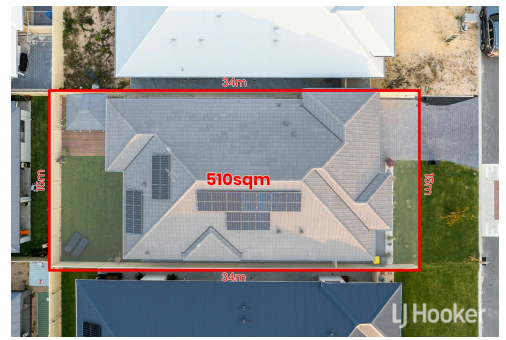
Contact us today to arrange a viewing!

More About this Property

Property ID	4QJQFF2
Property Type	House

John Ball 0418 396 056
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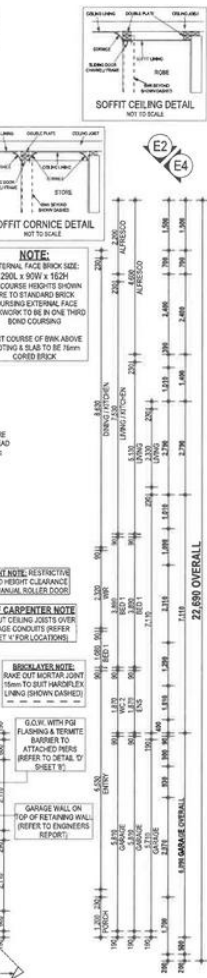
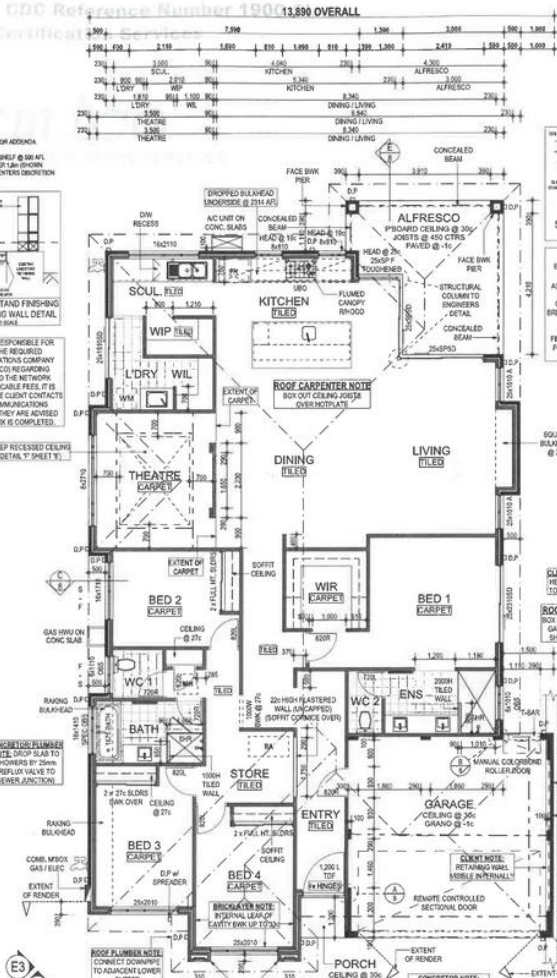
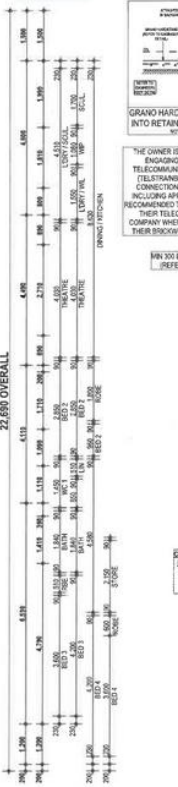


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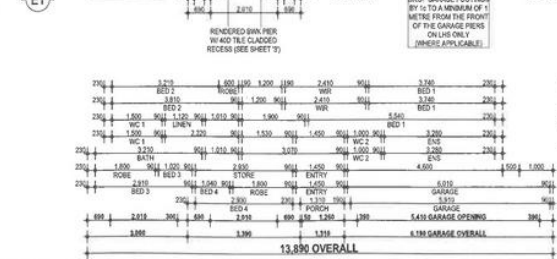
- NOTES:**
- TILED ROOF @ 20% PITCH
 - CONCRETE DOWN TO 200mm
 - ALL REINFORCEMENT AS PER ENGINEER'S CERTIFICATION
 - 20% HIGH CEILING THROUGHOUT UNLESS NOTED OTHERWISE
 - INTERIOR WINDY HEADS AT 2% DRAINAGE ANGLE & BULK HEAD
 - ALL DOORS & BLEND DOORS
 - WINDERS LINK TO FRONT ELEVATION AS INDICATED ON ELEVATIONS
 - 2% FACE BRICKWORK TO THE REMAINDER OF RESIDENCE

- FIXING CARPENTER NOTES:**
- FINISH AS PER BELOW UNLESS NOTED OTHERWISE ON PLANS &/OR ARCHWAY
 - 4000 SERIES 2x4x6 @ 1200x45 TO ANY LEVEL 4x8x8 GIRDERS
 - 4x4000 SERIES @ 900x75 TO ANY LEVEL 4x8x8 W/ 100mm BATTEN SHEET @ 900x45
 - VERTICAL MEASURING SUPPORT PANELS REQUIRED FOR SPAN OVER 2.4m (WHERE DASHED WHERE APPLICABLE, OR AS REQUIRED TO FIXING CARPENTERS DISCRETION)



COASTAL CONDITIONS - ZONE 2
 200mm to 500mm to Coastline
 • W/TIES TO CAVITY BRICKWORK
 • STAINLESS STEEL WIRE TIES TO INTERNAL BRICKWORK
 • COASTAL MORTAR MIX TO FACE BRICKWORK
 NOTE: ONLY CONCAVE MORTAR JOINTS PERMITTED
 • TREATED ANTELS, STEEL BEAMS & COLUMNS
 • RED OXIDE / ZINC TREATMENT TO INTERNAL STEEL BEAMS

VARIATIONS	These are the plans referred to in the Building Contract	
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- GENERAL NOTES:**
- REFER TO BULKHEAD ELEVATION SHEETS FOR LIGHT VENT REQUIREMENTS
 - COPPER PLASTER BEADS TO 40° & 80° CONCRETE UNLESS OTHERWISE NOTED ON PLAN
 - REFER TO CONCRETE SECTIONAL DOOR TO GARAGE REFER TO ARCHWAY
 - LEFT OFF FINISH TO WC DOORS
 - REFER TO ARCHWAY FOR BENCHTOP MATERIAL & FINISH
 - METRIC DIMENSIONS TO WET AREAS WHERE APPLICABLE REFER TO ARCHWAY
 - CABINET HANGER TO CONFORM WITH REQUIREMENTS FOR ALL BUILT IN APPLIANCES REFER TO ARCHWAY
- PLUMBING NOTES:**
- 120 LITRE PIPES TO FRONT ELEVATION ROOF
 - DOWNPIPES TO ROOF SHALL BE 1/2" DIA TO ROOF PLUMBING DISCRETION
 - REFER TO ARCHWAY TO MAKE & MODEL OF ALL FIXTURES & FITTINGS
 - COOL PLUMBING ONLY TO DIS-WASHER RECESS
 - EXTRA OUTLET OVERFLOW PROVISIONS MAY BE REQUIRED IN ACCORDANCE WITH ACC INSTALLED AT THE PLUMBERS DISCRETION
- BWK NOTES:**
- FACE BRK TO REAR OF GARAGE TO BE 2x4 FACE WITH CONCRETE JOINT
 - DIMENSION TO BRK ON PLASTER'S MASON NOT ALLOWED FOR
 - HOLDING DOWN RODS TO BRK PERS WITH BEAM ABOVE
 - HOLDING DOWN STRAPS TO PERS WITHOUT BEAM ABOVE
 - PLUMBING REQUIRED TO BRK ABOVE WINDOWS & BLEND DOORS WHERE NO LAMES & MORE THAN 2x BRICKWORK ABOVE WINDOWS & BLEND DOORS REFER TO ARCHWAY
 - 2x FACE BRICKWORK MAY BE USED ON SINGLE LEAF FACE BRK WALLS WHERE REQUIRED, THE APPROXIMATE OF THE 1st AND 2nd FACE OF THE BRICKWORK MUST BE SHOWN CLEARLY
 - 1x TIE TO CAVITY BRICKWORK
 - STAINLESS STEEL WIRE TIES TO INTERNAL BRICKWORK
 - COASTAL MORTAR MIX TO FACE BRICKWORK (NOTE ONLY CONCAVE MORTAR JOINTS PERMITTED)

<p>HOUSE AREAS</p> <p>HOUSE AREA 211.37</p> <p>GARAGE 36.71</p> <p>ALFRESCO 11.25</p> <p>PORCH 1.57</p> <p>20.80 sqm</p> <p>PERIMETER 88.14m</p>	<p>CLIENT: BIRD</p> <p>PROJECT NO: 14689</p> <p>ADDRESS: LOT 524 ABINGTON PARADE MADORA BAY CITY OF MANDURAH</p>	<p>PROJECT NO: 14689</p> <p>SHEET NO: 2 of 8</p> <p>FLOOR PLAN</p> <p>SCALE: 1:50</p> <p>DATE: FEB/22</p> <p>CHK: MJ</p>	<p>ROOF NOTES:</p> <ul style="list-style-type: none"> • ROOF TO BE DOWN IN ACCORDANCE WITH STRUCTURAL ENGINEERS DESIGN • ROOF COVER INSTALLED TO MANUFACTURERS SPECIFICATIONS • ALL ROOF LINES TO BE 40° TREATED • 1x40x40 (S&C) TREATMENT TO INTERNAL STEEL BEAMS
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REVISION: 1, Version Date: 19/08/2022