



3 Addingham Boulevard, Madora Bay




## LIFESTYLE, LOCATION & LAND - THE COMPLETE PACKAGE

Jessica Kaku proudly welcomes you to 3 Addingham Boulevard, Madora Bay!

Positioned in a quiet location within a highly sought-after coastal pocket, this impressive family home delivers the perfect blend of space, functionality, and lifestyle - all just moments from the beach.

Set on a generous 661sqm (approx.) corner block, this well-maintained 4-bedroom, 2-bathroom residence offers outstanding versatility with a large driveway providing additional parking options, plus space at the front for a boat or caravan. Opportunities like this - combining location, land size, and lifestyle - are tightly held and rarely offered.

Step inside and be welcomed by a spacious front master suite, complete with street views, plush carpets, a private ensuite, and his-and-hers walk-in robes providing ample storage. Flowing through, the home opens into a large formal living zone, seamlessly connecting to the dining area, a second well-sized living space, and a light-filled

4  2  2 

**FOR SALE**

Offers Invited

**VIEW**

Sat 18th Apr @ 10:00AM - 10:30AM

**AGENTS**

Jessica Kaku

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**AGENCY**

LJ Hooker Mandurah

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

open plan kitchen.

The heart of the home features a well-appointed kitchen with electric appliances, a walk-in pantry, generous bench space, and convenient shopper's entry from the double garage -designed for practical everyday living.

All minor bedrooms are generously sized and include built-in robes, while a fourth bedroom or study provides flexibility for growing families or those working from home.

Outdoors, the property continues to impress with fully reticulated gardens front and back, a spacious backyard, and a pitched patio - perfect for entertaining year-round. The secure yard offers plenty of space for kids, pets, or future additions like a shed or workshop.

#### LOCATION ADVANTAGE:

Walking distance to Goodstart Early Learning Madora Bay and Oakwood Primary School, with Mandurah Baptist College and Madora Foreshore only a short drive away - delivering exceptional lifestyle convenience for families.

#### FEATURES YOU'LL LOVE:

- Quiet cul-de-sac location in a premium coastal pocket
- Approx. 661sqm corner block with great street presence
- 4 bedrooms, 2 bathrooms with optional study
- Spacious master suite with dual walk-in robes and ensuite
- Multiple living zones including formal and open plan areas
- Ducted evaporative air conditioning throughout
- Light-filled interiors with excellent natural flow
- Double garage with shopper's entry
- Fully reticulated gardens and large backyard
- Pitched patio for outdoor entertaining
- Large driveway plus front space for boat or caravan parking

#### KEY DETAILS:

- " Land area: 661m<sup>2</sup>
- " Floor area: 191m<sup>2</sup>
- Year Built: 2003
- Rental Appraisal: \$620 - \$670 per week
- Fixed-term lease secured until 21 June 2026, returning \$620 per week

#### RATES:

- Council Rates: TBA
- Water Rates: TBA

Enjoy the ultimate coastal lifestyle - just a short walk over the hill to the beach, with easy access to schools, transport, freeway links, and expansive parklands.

A strategic coastal investment in a blue-chip location - where lifestyle, convenience, and long-term value align.

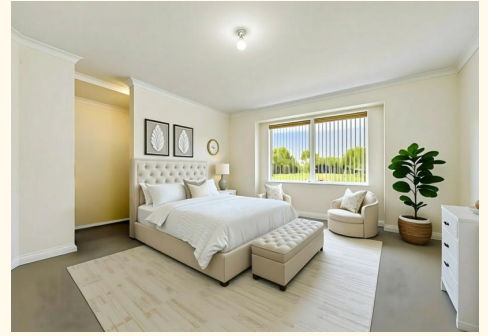
Act fast - properties in this location do not last.

## MORE DETAILS



Property ID 4T53FF2  
Property Type House  
Land Area 661 m2

**Jessica Kaku 0422 114 037**  
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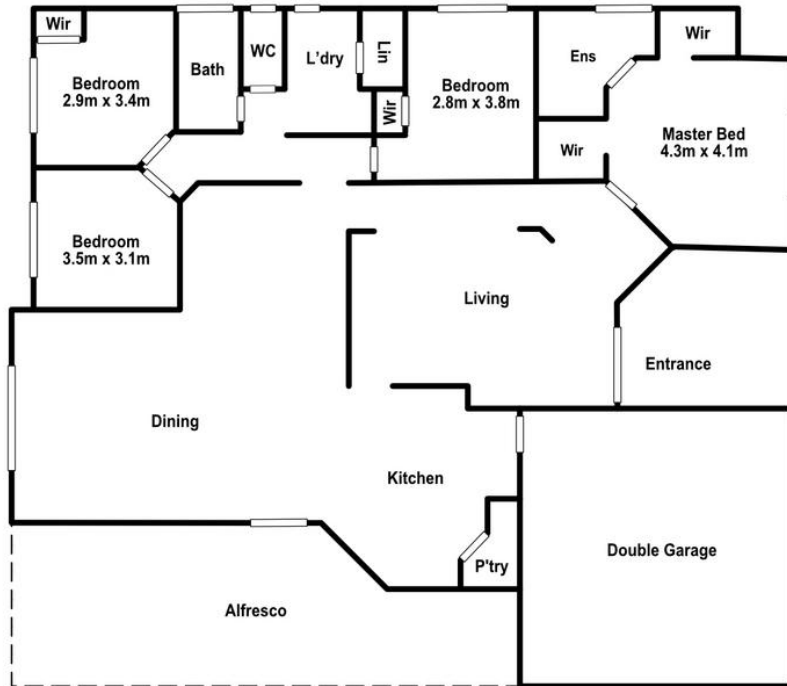


### 3 Addingham Blvd, Madora Bay

block size 661m<sup>2</sup> | building 191m<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 enquirers.



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