



35 Guillardon Terrace, Madora Bay

Established Madora Bay 4x2 Opposite Parkland

Imagine stepping out your front door straight across to parkland trails, with the beach just 600 metres away.

Set opposite Harry Perry Park in the established pocket of Madora Bay, this neat 2006 brick-and-tile home gives you options. Whether you want an immediate rental return or to secure your family's seaside home ahead of time, this property has great bones, with plenty of room to add your own personal style.

Inside, the layout easily accommodates family living. A generous open-plan living and dining area centres around the kitchen, while a separate theatre room with double doors provides an ideal secondary retreat for movie nights. The functional kitchen comes equipped with ample bench space, a breakfast bar, walk-in pantry, electric oven, and 4-burner gas cooktop.

The private master suite features a walk-in robe and an ensuite with a separate toilet. Two additional bedrooms plus a versatile fourth bedroom/study are serviced by the main bathroom (complete with bath and shower) and a separate powder room.

4 2 2

FOR SALE

Offers over \$799,000

VIEW

Sat 17th Oct @ 11:00AM - 11:30AM

AGENTS

Rebecca Seniloli
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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.



Outdoor & Practical Features:

Step outside to a sheltered corner patio and a double carport with remote door access via the rear laneway. Ducted evaporative cooling keeps the interior comfortable throughout the warmer months.

For Investors:

Currently leased until August 2027 at \$640 per week (\$33,280/year).
Gross yield of approx. 4.17% at asking price.
Strong appeal to family tenants thanks to the park and beach-close location.

For Future Owner-Occupiers:

Secure your coastal address today while earning rental income, giving you ample time to design your dream updates before moving in when the lease concludes.

Location Highlights:

Directly opposite Harry Perry Park (playground, walking/bike tracks, public bbq area)
600m to Madora Bay Beach
Minutes to Lakelands Shopping Centre & Lakelands Train Station
Quick access to Mandurah Road and the Kwinana Freeway

Property Details:

4 bedrooms (or 3 plus study), 2 bathrooms
Double carport with remote door via rear laneway
Land size: 468m² | Living area: 171m² | Total build area: 232m² |
Zoned R30 | Built: 2006
Ducted evaporative cooling & gas hot water
Leased until August 2027 at \$640/week

Contact Rebecca Seniloli on 0418 603 574 to arrange an inspection.

Please note: The garden shed in the photos will not be included in the purchase.

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. Rebecca Seniloli and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4TY5FF2
Property Type	House
House Size	171 m ²
Land Area	468 m ²
Including	Toilets (2) Built-in-Robes

Rebecca Seniloli 0418 603 574

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