






36 Parmelia Way, Madora Bay

HUGE POTENTIAL! JUST ONE STREET BACK FROM THE BEACH!

Within just a few steps to crystal clear water and secluded white sandy beaches, this home offers a coastal lifestyle that only a handful of people ever have the pleasure to experience. With the sparkling Indian Ocean literally one house back from your doorstep, you can smell and hear the waves every day. Opportunities like this are incredibly rare - don't miss the chance to secure a true beachside gem.

Inside, the home features a functional layout with three bedrooms, one bathroom and a single car space, set on a generous 911 m² block. One of the standout features is the huge indoor/outdoor living area, complete with exposed timber beams that add warmth and character. This space is perfect for entertaining, relaxing or enjoying the coastal breeze all year-round.

The expansive back yard provides you with room to dream - whether that's a landscaped garden, outdoor entertaining, extension opportunities or additional parking or ancillary structures (subject to council approval). Adding to the convenience is the second shower

3  1  2 

FOR SALE
Offers from \$799,000

AGENCY
LJ Hooker Subiaco
(08) 9382 3959

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

and toilet located in the garage, ideal for rinsing off after a morning at the beach.

Situated on a peaceful street in Madora Bay, you'll enjoy the close proximity to local amenities, schools, transport and shopping, all while being moments from the shoreline. It's a perfect match for families, downsizers or those looking for an affordable coastal lifestyle with exceptional long-term potential.

PLEASE NOTE THAT THERE ARE IS NO WOODEN FLOORING IN THE MAIN LIVING AREA AS DEPICTED ON THE PHOTOIS THAT ARE FOR DEMONSTRATION PURPOSES ONLY. THE FLOOR IN THIS AREA IS CURRENTLY CONCRETE.

Highlights

- 3 bedrooms, 1 bathroom, 1 car space
- " Large indoor/outdoor living area with feature timber beams
- " 911 m² block offering exceptional land size
- Second toilet and shower in the garage - ideal after the beach
- Expansive backyard suitable for landscaping or extensions
- Quiet, coastal street close to amenities and transport

Whether you're a first home buyer, investor or simply looking for a long-term residence in a premium beachside location, 36 Parmelia Way offers a flexible and exciting opportunity.

Contact Jeff today to arrange a viewing or discuss its potential.

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MORE DETAILS

Property ID	87QHNF
Property Type	House
Land Area	911 m ²
Including	Liveability

LJ Hooker Subiaco (08) 9382 3959
133 Rokeby Road, SUBIACO WA 6008
subiaco.ljhooker.com.au | subiaco@ljhooker.com.au

