



## Madora Bay, 7 Albion Road

The property is UNDER OFFER

This single-level, 3-double bedroom home offering a practical open-plan living area, this home is a perfect canvas for renovators and investors alike, looking to secure a fantastic coastal location in Madora Bay. The property is in need of some renovation and is being sold as-is, providing endless possibilities for those wanting to transform it into their dream home.

The spacious double bedrooms come with built-in robes, and the master features a semi-ensuite access to the one bathroom for added convenience. The open-plan kitchen offers space and functionality, ideal for buyers eager to make the property their own.

Enjoy comfort with an evaporative ducted cooling system and make the most of outdoor living in the alfresco area-perfect for entertaining or unwinding. Set on a generous 850m<sup>2</sup> level block, the property has impressive street appeal and offers plenty of space for all your outdoor needs.



**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.



**For Sale**  
\$690,000

**View**  
[l.jhooker.com.au/4R0VFF2](https://l.jhooker.com.au/4R0VFF2)

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

Don't miss the opportunity to create your own piece of paradise in Madora Bay.

Main features of the home in brief:

- 3 double bedrooms all with built -in double BIRS
- Bathroom with separate shower and bath
- Open plan living meals and living are to the front of the property
- Tiled floors in main living areas
- Open plan Kitchen with views to the front garden
- Federation style wrap around front and side veranda's that gives character to the property
- Evaporative cooling air-conditioning
- Gas hot water system
- Single carport
- Alfresco dining area
- Mature trees situated in large rear garden
- Side gated access
- Outside lockable brick-built storage shed
- Space for a boat, caravan and or trailer

Other features:

- Large block 850 sqm with 20.12 frontage
- Approximate age 1987

We understand that the property is not connected to main sewage and a soakwell system is in place at the property.

Nearby Attractions and Local Amenities:

- Schools Nearby:
- Local and within walking distance,
- Madora Bay Primary School
- 2025 St Marcellin Catholic College
- Lakelands Public Primary School,
- Coastal Lakes Public High School,
- Singleton Public Primary School,
- Mandurah Baptist Private School

Beaches and Recreation:

- Stroll to beautiful beaches for swimming, surfing, or fishing.
- Madora Bay Tavern
- The no 584 bus stops at the end of the road if need be

Disclaimer: Some pictures are for illustrative purposes only. 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.

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to its accuracy or currency.

## More About this Property

<b>Property ID</b>	4R0VFF2
<b>Property Type</b>	House
<b>House Size</b>	121 m2
<b>Land Area</b>	850 m2

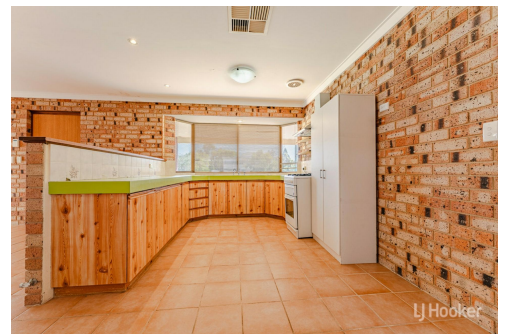
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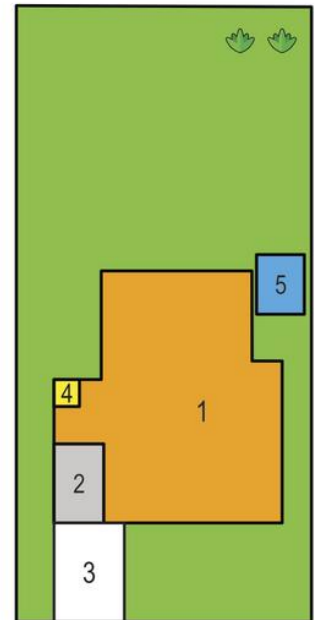
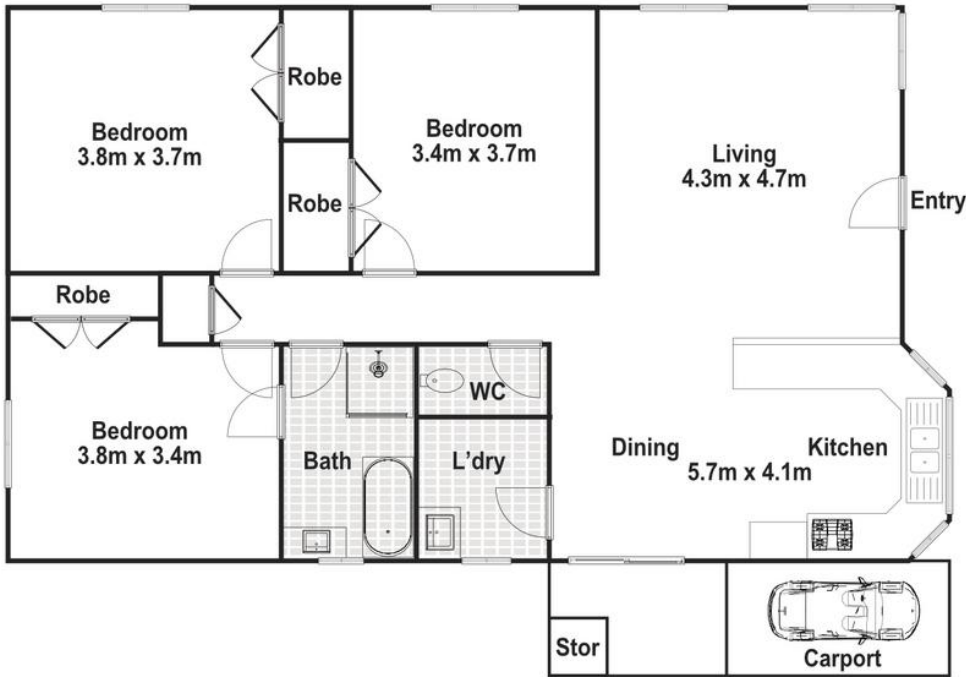
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# 7 Albion Road, Madora Bay

block size 850 m<sup>2</sup> | building 220m<sup>2</sup> | 3 x 1 x 1 x



Richard Mathlin | 0409 125 205



- 1. Residence
- 2. Carport
- 3. Driveway
- 4. Storage
- 5. Shed



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*\*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 enquiries.*



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