



## Mount Warrigal, 63 Madigan Boulevard

First Time Ever Offered to the Market

This much-loved Family Home with potential Water Views in Mount Warrigal is a must view.

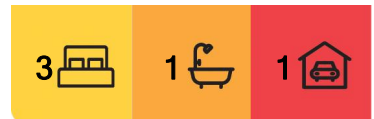
Welcome to 63 Madigan Boulevard, a delightful 3-bedroom home nestled in the heart of Mount Warrigal. This charming residence, set on a generous 575.4 sqm block, offers a perfect blend of comfort, style, and functionality, making it an ideal choice for families and first-time buyers alike. Huge potential for further development, room for a boat or caravan... the options are endless.

### Property Highlights:

- \* Bedrooms: 3 functional bedrooms all equipped with built-in robes, providing ample storage and comfort.
- \* Bathrooms: A beautifully renovated near-new bathroom, designed for relaxation and



**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**  
Please Call

**View**  
[ljhooker.com.au/MTJG55](http://ljhooker.com.au/MTJG55)

**Contact**  
**Craig Hyde**  
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[chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au)

**LJ Hooker Albion Park Rail**  
**(02) 4256 3344**

convenience. -

\* Living Space: Enjoy a combined dining room and a cozy living area, perfect for family gatherings or entertaining guests. -

\* Kitchen: A well-appointed compact kitchen.

\* Outdoor Features: Step outside to discover a fully fenced yard, perfect for children and pets to play safely. The lush garden offers a serene outdoor space to unwind with a game of footy or cricket or even put in a pool.

\* A secure garage (with workshop area) provides convenient parking and additional storage options.

\* Additional Features: Security shutters on all windows for peace of mind. -

\* Location: Situated in a tranquil neighborhood, this property is just moments away from local amenities, Lake foreshore, schools, Stockland's, Walking tracks and parks. Enjoy the convenience of nearby shopping centers and recreational facilities, all while being able to soak in the beautiful views that Mount Warrigal is known for.

\*Offered at a competitive price guide of \$830,000, this home presents an incredible opportunity to secure a slice of Mount Warrigal living.

Don't miss your chance to make this charming house your home. Contact listing agent Craig Hyde on 0404497521 today to arrange a viewing and experience all that 63 Madigan Boulevard has to offer!

email: [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au) for further details.

## More About this Property

<b>Property ID</b>	MTJG55
<b>Property Type</b>	House
<b>Land Area</b>	575.4 m2
<b>Including</b>	Toilets (1) Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Security Shutters on all windows Clothesline Near New Bathroom

**Craig Hyde 0404 497 521**

Director/Area Specialist | [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au)

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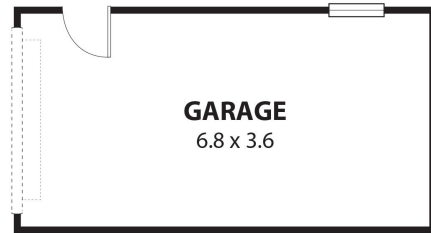
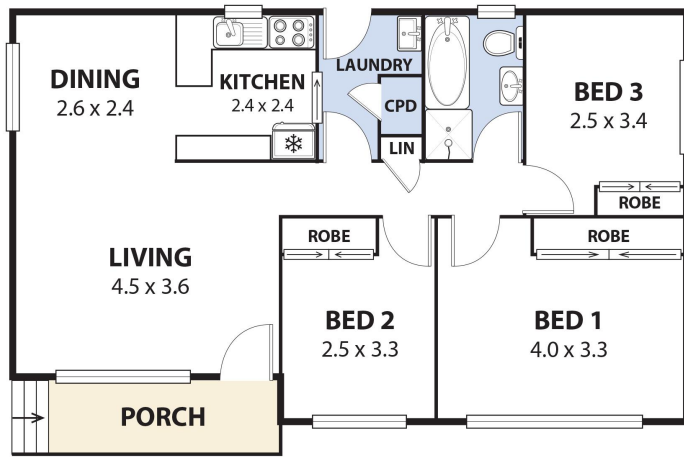
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63 MADIGAN BLVD, MT WARRIGAL  
Combined Internal Space 70m<sup>2</sup>



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