



3 Swiftshire Road, MADORA BAY, WA 6210

OUTSTANDING COASTAL POSITION FOR LIFESTYLE LIVING

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Placed within a pristine coastal position just a few short steps from the idyllic coastline and beaches, this well-loved and perfectly located property occupies an 800sqm block, with 3 bedrooms and 2 bathrooms to utilise. The interior floorplan benefits from an enclosed patio or sunroom to the rear, with an inviting lounge and open plan kitchen with dining included. While your bedrooms are all well-spaced, with an ensuite bathroom to the master, and comfortable living throughout. Gated side access offers entry to the rear yard, with a carport for parking beside the home, while a freestanding garage or workshop is placed beyond, with the generously spaced gardens open to opportunity and lawned to both the front and back.

Set just two houses from the beach and elevated from the street, your front garden offers plentiful driveway parking, with the sheltered carport running alongside the home. A dedicated garden bed overflows with colourful plant life, while the red brick exterior contrasts perfectly with the green lawn beforehand for appeal. Your kitchen is open in design to allow an 'eat-in' effect and space for a dining table within, with a freestanding oven and under bench cabinetry included, plus a large walk-in pantry for additional

TYPE: For Sale

INTERNET ID: 300P194793

SALE DETAILS

MUST BE SOLD!

CONTACT DETAILS

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stowage. Your family lounge provides a feature brick hearth for appeal, with hardwood flooring and a corner window for natural light. While your enclosed patio or sunroom sits to the rear, with carpeted flooring, a fire for warmth and ample space to utilise as additional living, a games area or simply peaceful relaxation at the end of the day.

Your master bedroom is spacious in size, with a cooling ceiling fan, carpet to the floor and a double built-in robe, with the oversized ensuite equipped with a shower unit, vanity with storage and WC. Bedrooms 2 and 3 are also carpeted underfoot, with the main bathroom placed centrally and including a shower enclosure, vanity and WC. Stepping outside and your backyard is fully fenced, with gated access to the side for entry, while both lawn and a paved area provide space to relax, with substantial opportunity to create the garden of your dreams.

Located for laid back living, you have beach access to the end of the street, with a choice of parkland just a short stroll away, and the iconic Madora Bay Tavern within reach. The local primary school is also within walking distance, with a variety of retail and dining options to the nearby Lakelands Shopping Centre, with the recently opened train station on hand, and bus and road connections to the surrounds. Ideally situated, this is a premium setting for anyone seeking easy care convenience, with a truly special coastal position to call home.

Other features of the property include:

- Large laundry with a double linen closet included
- Split system air conditioning unit to the kitchen and dining area
- Gas bayonet point
- Electric storage hot water system
- Exterior roller shutter to the master suite
- Large freestanding brick-built workshop or garage with power in place
- Single carport for parking
- Gated side access to the backyard
- Built in 1979

Contact David Parlor today on 0412 734 727 to arrange your viewing.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 800.00 square metres
- Building Area: 122.00 square metres

- Bedrooms: 3
- Bathrooms: 2
- Single garage









The floor plan shows a rectangular layout. At the top is a large light blue 'ENCLOSED PATIO'. Below it is a 'LAUNDRY' room with a 'WM' (washing machine) icon. To the left of the laundry is a 'BATH' and a 'CARPORT'. Below the laundry is a 'PANTRY' with a 'LINEIN' label. The central area contains a 'DINING' room, a 'KITCHEN' with a 'REF' (refrigerator) and 'DW' (dishwasher) icon, and a 'LOUNGE'. To the right of the laundry and dining are 'BED 2' and 'BED 3'. Further right is a 'MASTER BED' with a 'BIR' (built-in wardrobe) and an 'ENSUITE' bathroom. A central hallway provides access to the bedrooms and bathroom. The 'Elders' logo is in the top right corner of the plan area.

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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