

3 Addingham Boulevard Bvd, Madora Bay, WA 6210

Offers Invited

House 4  2  2 



LIFESTYLE, LOCATION & LAND - THE COMPLETE PACKAGE

Jessica Kaku proudly welcomes you to 3 Addingham Boulevard, Madora Bay!

Open for Inspection

Sat, 18 Apr 2026 - 10:00 AM to 10:30 AM

Positioned in a quiet location within a highly sought-after coastal pocket, this impressive family home delivers the perfect blend of space, functionality, and lifestyle - all just moments from the beach.

Set on a generous 661sqm (approx.) corner block, this well-maintained 4-bedroom, 2-bathroom residence offers outstanding versatility with a large driveway providing additional parking options, plus space at the front for a boat or caravan. Opportunities like this - combining location, land size, and lifestyle - are tightly held and rarely offered.

Step inside and be welcomed by a spacious front master suite, complete with street views, plush carpets, a private ensuite, and his-and-hers walk-in robes providing ample storage. Flowing through, the home opens into a large formal living zone, seamlessly connecting to the dining area, a second well-sized living space, and a light-filled open plan kitchen.

The heart of the home features a well-appointed kitchen with electric appliances, a walk-in pantry, generous bench space, and convenient shopper's entry from the double garage - designed for practical everyday living.

All minor bedrooms are generously sized and include built-in robes, while a fourth bedroom or study provides flexibility for growing families or those working from home.

Outdoors, the property continues to impress with fully reticulated gardens front and back, a spacious backyard, and a pitched patio - perfect for entertaining year-round. The secure yard offers plenty of space for kids, pets, or future additions like a shed or workshop.

LOCATION ADVANTAGE:

Walking distance to Goodstart Early Learning Madora Bay and Oakwood Primary School, with Mandurah Baptist College and Madora Foreshore only a short drive away - delivering exceptional lifestyle convenience for families.

FEATURES YOU'LL LOVE:

• Quiet cul-de-sac location in a premium coastal pocket

Listed By

Richard Mathlin

Mobile: 0409 125 205

