

## 7 Guide Court, MADORA BAY FOR SALE



land

Elevated vacant block offers magnificent ocean views

Act fast to secure this prime 425sqm block that awaits your new-build dream home. It features a generous 12.5m street frontage and is ideally set in an exclusive elevated cul-de-sac in stunning Madora Bay. You'll capture magnificent ocean views from the ground floor of your new home, and the block backs onto a reserve with no rear onlookers.

The block is also set walking distance to your choice of quality schools, and the crystal clear waters and clean white sand at Madora Bay beach that's ideal for swimming, fishing or just relaxing. It's also close to shopping; Mandurah Surf Life Saving Club is just down the road with great surfed-based activities for the nippers; and it's only a few minutes' drive to Manduarh town centre.

- Features: \* 425sqm Block  
 \* 12.5m Frontage  
 \* Located in one of the most elevated parts of Madora Bay  
 \* Walk to the beach  
 \* Exclusive cul-de-sac location  
 \* Stunning Ocean Views

### Features

**Land size**  
 425.00 Sqm



**Denise Lewis**  
 Principal - Lewis Holloway Property  
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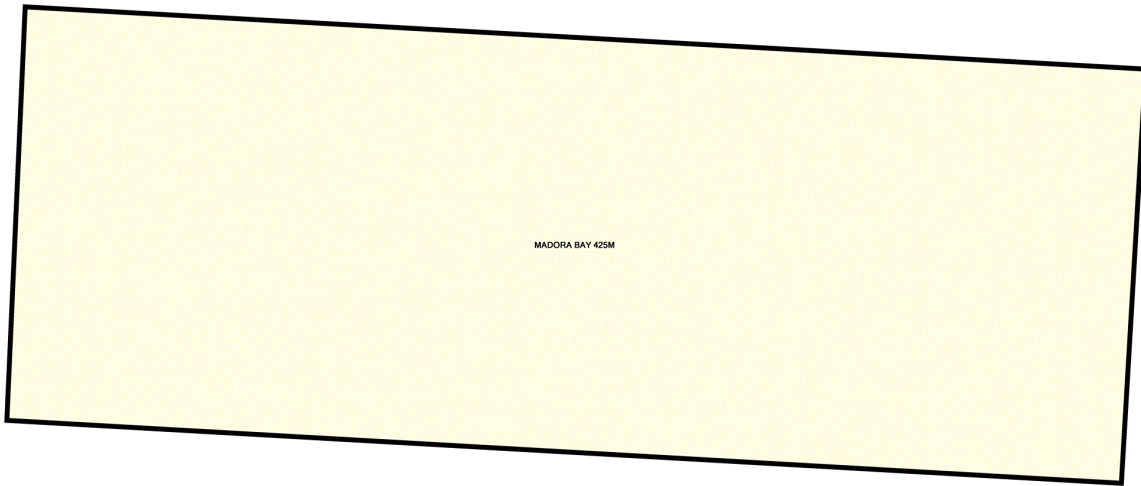


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MADORA BAY 425M

TOTAL APPROX. FLOOR AREA 425.0 SQ.M. (4575 SQ.FT.)  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used to assist you, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.