

**849 Manresa road, Madora Bay, WA 6210**



**House For Sale**

Wednesday, 8 May 2024

849 Manresa road, Madora Bay, WA 6210

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Janelle .

0863724771

**\$894,990**

Immerse yourself in the ultimate coastal lifestyle with this exquisite house and land package located in the prestigious Madora Bay. Boasting a prime location where the street runs straight into the beach, this property offers unparalleled convenience and luxury living. Perfectly suited for investors seeking a socially impactful venture, this NDIS investment property supports Supported Independent Living (SIL) with a promising rental yield starting from \$63,000 per year.

**Key Features:**

- 4 Bedrooms: Spacious and elegantly designed bedrooms provide ample space for relaxation and privacy.
- 3 Bathrooms: Modern and luxurious bathrooms ensure comfort and convenience for residents and guests alike.
- Beachside Location: Enjoy direct access to the beach, allowing you to embrace the beauty of the coastline whenever you desire.
- NDIS Investment Property: Catering to Supported Independent Living (SIL), this property offers essential support for individuals with disabilities, making it a socially impactful investment opportunity.
- Promising Rental Yield: Generate substantial income with a rental yield starting from \$63,000 per year, providing investors with a lucrative return on investment.

**Investment and Lifestyle Highlights:**

- Secure Your Future: Invest in a property that not only offers financial returns but also contributes positively to the community by supporting independent living for individuals with disabilities.
- Beachfront Living: Experience the epitome of coastal living with breathtaking ocean views and the soothing sounds of waves just steps away from your doorstep.
- Convenient Access: Benefit from easy access to nearby amenities, schools, shopping centers, and major transportation routes, enhancing the property's appeal to tenants and residents.

Don't miss this rare opportunity to own a beachside haven in Madora Bay while making a meaningful investment in Supported Independent Living. Whether you're an experienced investor or seeking a luxurious coastal retreat, this house and land package offers the perfect combination of lifestyle, location, and social impact. Contact us today to secure your slice of paradise and embark on a journey of beachside bliss! Call Janelle today on 0429114447 for more information.

**\*\*DISCLAIMER\*\*:** Terms and conditions apply. Aura Homes is not the owner of the land. Aura Homes has permission from the developer/owner/agent of the land to advertise this House and Land ("H&L") package at the specified price. A separate H&L contract will be generated by Aura Homes and the relevant developer/owner/agent. At the time of listing, the price was current, and the land is still available for sale. The land price does not include transfer duty, settlement costs and any other fees associated with the settlement of the land. Block and building dimensions may vary from the illustration. Prices specified may vary and be subject to change once all site works plans are completed and the current market value of the land and other relevant costs are taken into consideration and Aura Homes and the owner of the land reserve the right to alter the home, land and site work prices. The elevation and imagery are for illustrative purposes only and the elevation is not included in the price of the building (unless specified). The illustrations will depict features not included as standard features for this building or not supplied by Aura Homes including but not limited to elevation features, landscaping features such as planter boxes, turf, letterbox, outdoor areas, retaining walls, water features, pergolas, screens, gates, fences, paving, decking, feature lighting, BBQs and outdoor kitchens. Any distances referenced have been calculated via Google Maps, and are provided as a guide only. BC104142