

1/1 Yanget Street, Mandurah, WA 6210

Mandurah

Sold House

Friday, 6 October 2023

1/1 Yanget Street, Mandurah, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 438 m2

Type: House



Angela Strong
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\$490,000

Angela Strong is pleased to present 1/1 Yanget Street Mandurah to the market. On offer is a lovely 4-bedroom, 2-bathroom home with ample space, making it an attractive investment opportunity. Its central location, close proximity to local shops, schools, and public transportation options, adds to its appeal for potential tenants. This property is situated on a manageable 438sqm block, which means it requires relatively low maintenance, a feature that both tenants and future buyers may appreciate. Internally, the house has a thoughtfully designed layout. It boasts separate living areas, including a lounge, dining area, and family room, providing various spaces for different activities. The open-plan main living area is a modern touch that adds to the property's attractiveness. Master bedroom includes an ensuite bathroom and a walk-in robe, offering extra comfort and convenience for its occupants. The remaining bedrooms are equipped with built-in robes, ensuring ample storage space for residents. All rooms painted off white keeping light neutral tones throughout. A very functional kitchen that is well-equipped with stainless steel appliances, including an electric oven and gas hot plates, a rangehood, a double fridge recess, a double sink, and plenty of cupboard space. The shoppers' entry door directly from the double carport into the kitchen is a practical feature. For comfort during the summer months, the property is equipped with ducted evaporative air conditioning. Externally, there's a great rear entertaining area with a gabled patio and brick paving, providing a wonderful space for outdoor relaxation and social gatherings. The property also features a gas hot water system, which is efficient and cost-effective. Safety is a priority, as evident from the security screens installed on all windows and doors, providing peace of mind for the both tenants and investors. Situated on a corner block, the property includes side gates that are large enough to store a small trailer or tinny, catering to those with specific storage needs. The fencing around the property ensures privacy and security. Another notable aspect is the presence of a long-term tenant who is interested in staying. This can provide an investor with immediate rental income and the potential for a stable rental arrangement. This property is located less than 2km from Town Beach and a fantastic bonus for those who enjoy coastal living. In summary, this property offers a range of attractive features for potential investors, including its convenient location, well-thought-out layout, and low maintenance characteristics. To inspect this today please call Angela Strong on 0413 968 012! This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.