

**1/3 Andrew Street, Mandurah, WA 6210**

Mandurah

**House For Sale**

Monday, 18 March 2024

1/3 Andrew Street, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 212 m2**

**Type: House**



Rachael Shaw  
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**From \$399,000**

Nestled in the heart of town, this refreshed 3-bedroom, 2-bathroom gem awaits to make a lasting impression. Just 700m from the beach and a leisurely stroll to the vibrant foreshore strip, convenience meets tranquillity in this inviting abode. Positioned at the forefront of a serene complex of three, this property features a fenced front courtyard and roller shutters, perfect for those seeking a lock-and-leave lifestyle without the burden of strata fees, ensuring easy care in the inner city. Step inside to find a home that has been lovingly cared for, with the added comfort of brand new carpet and recently painted throughout, providing a fresh and inviting atmosphere. Strategically positioned at the front of the property, the main bedroom, unveils a private ensuite and built in his / her robes. Nestled in a separate wing, the 2 minor bedrooms, each adorned with built-in robes. The functional kitchen boasts a electric oven, gas cooktop and a double fridge recess, overlooking the light and bright living area, which has direct access to the front courtyard entertaining area. Key features: • 212sqm lot • 99sqm floorplan • Built in 2004 • Single car garage with remote access • 3 bedrooms • 2 bathrooms • Enclosed fenced front yard • Complex of 3 with no strata fees • Functional floorplan featuring open kitchen/living/dining areas • Freshly repainted throughout with neutral tones • Brand new carpets in all bedrooms • Master suite with double built-in robes and private ensuite • Minor bedrooms all equipped with built-in robes • Roller shutters on windows and sliding doors • Led lighting throughout • Gas point in living area • Split R/C air conditioner • 600mm electric oven • 600mm gas hot plate • Single pantry • Fridge recess • Reticulation • NBN • Gas storage hot water system - recently installed • Low maintenance yard • Rental Appraisal - \$510 - 530 per week Whether you're stepping into the market, planning for retirement, seeking a holiday retreat, or pursuing a savvy investment, this property ticks all the boxes. Enjoy an easy-care inner-city lifestyle, perfect for first home buyers, young families, investors, retirees, or holidaymakers. With sought-after central positioning just 700m to the beach, all amenities are at your fingertips, including the marina, town, restaurants, cafes, bars, shops, parks, schools and more. Don't let this fantastic opportunity slip away. Embrace comfort, convenience and investment potential today. Act now and make it yours! Contact Rachael Shaw at Harcourts Mandurah on 0488 136 999. 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