

**1/33 Beam Road, Mandurah, WA 6210**

ACTON

**belle**  
PROPERTY

**Sold Townhouse**

Tuesday, 19 March 2024

1/33 Beam Road, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 122 m2**

**Type: Townhouse**



Brody Harris  
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Emma Pinington  
0895502000

## Contact agent

Sensational seaside living - 270m to the ocean Brody & Emma from Team Harris proudly present 1/33 Beam Road, Mandurah, an exceptional opportunity for relaxed coastal living at its finest. Perfectly positioned just a short 270 metre stroll from Town Beach and within easy reach of Mandurah Foreshore's vibrant cafe and restaurant scene, this property epitomizes the essence of the distinctive Mandurah lifestyle. Whether you're seeking a low-maintenance lock-and-leave home for effortless living or aiming to expand your investment portfolio, this is your golden opportunity. Nestled on a peaceful street, this property offers the perfect blend of convenience and serenity, with the beach just a short stroll away. Situated at the forefront of a private cluster of just 4 townhouses, this impressive dual-level residence offers secure off-street parking for two cars and enjoys the freedom of no strata fees you'll enjoy the peace of mind of no strata fees, allowing you to fully embrace the coastal lifestyle without any additional financial burden. Designed across two levels to optimize functionality and space, the ground floor unveils an inviting open-plan living, dining, and kitchen area bathed in natural light. Enhanced by reverse cycle air conditioning and seamless access to the patio, this space seamlessly merges indoor and outdoor entertaining. The well-appointed kitchen boasts ample counter space and modern stainless steel appliances, seamlessly integrated with the living area. Additionally, the ground floor features a spacious main bathroom and laundry with abundant storage. Ascending upstairs, you're welcomed by three generously sized bedrooms, each adorned with built-in robes and ceiling fans, all sharing access to a convenient powder room. Outside, the easy-care yard offers a protected the patio area extending from the living space, providing an ideal setting for relaxation or hosting gatherings. This property boasts a range of additional features, including separate store room, roller shutters, and the benefit of no strata fees, offers a truly carefree lifestyle and a broad appeal to discerning buyers. Positioned in a prime location, providing access to Mandurah's premier amenities, including: 900m stroll to IGA, 1km walk to Dolphin Quay, offering an array of shops and cafes, 1.1km walk to Mandurah Foreshore, with its assortment of cafes, pubs, and restaurants, a mere 2.8km drive to Mandurah Train Station and freeway onramp facilitating a quick 50-minute drive to Perth. Don't miss out on your chance to own a slice of coastal paradise. Schedule your viewing to take the first step towards the ultimate seaside escape. Distinctive features include:

- Generous 248sqm lot, 122sqm floorplan, 1999 construction
- Functional open plan living, kitchen, dining and entertaining
- Modern kitchen with stainless steel appliances and ample storage
- Private outdoor patio area, perfect for entertaining
- Abundant storage solutions, including built-in robes and a brick storeroom
- Split-system air conditioning, roller shutters and security doors for comfort and safety
- Bonus: furniture items included in the sale
- No strata levies applicable
- Approximate rental potential: \$520-\$550 per week

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