

11 Third Avenue, Mandurah, WA 6210

ACTON **belle**
PROPERTY

House For Sale

Saturday, 4 May 2024

11 Third Avenue, Mandurah, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type: House



Aaron Boud
0895502000

UNDER OFFER

Welcome to 11 Third Avenue, a meticulously maintained 3-bedroom, 1-bathroom home, situated on a generous 809sqm block with subdivision potential. With an additional self-contained 1x1 granny flat, sub metered (electricity and water) and boasting its own access, this property presents the perfect opportunity for dual-income potential. The open-plan living area of the main home features soaring pitched ceilings and a well-appointed kitchen equipped with ample storage, stainless steel appliances, and garden views. A separate TV lounge extends the living space, continuing the theme of high ceilings, and complete with ceiling fans. Adjacent lies an extra lounge area offering versatility as a separate theatre, study, or even the potential for a 4th bedroom. The bedroom wing comprises of three generously sized bedrooms, all with ceiling fans, accompanied by a renovated bathroom with floor-to-ceiling tiles, and a separate toilet. Outside, the low-maintenance gardens strike a perfect balance between lush lawn, a veggie patch, and an entertainment area under the veranda. Here you will also find the granny flat complete with a kitchenette, living area, bathroom and reverse cycle air conditioning. This versatile space could accommodate family or friends, or serve as a second investment opportunity. The outdoor amenities continue with side access and a powered workshop, ideal for hobbies or additional vehicle storage. Main residence 3x1 home rental estimate: \$480 - \$530 p/w. Granny flat 1x1 rental estimate: \$300 - \$350 p/w. This property offers a myriad of possibilities for both living and investment. Contact Aaron Boud today on 0432 028 483 for more information. INFORMATION DISCLAIMER: This information is presented for the purpose of promoting and marketing this property. Whilst we have taken every reasonable measure to ensure the accuracy of the information provided, we do not provide any warranty or guarantee concerning its correctness. Acton | Belle Property Mandurah disclaims any responsibility for inaccuracies, errors, or omissions that may occur. We strongly advise all interested parties to conduct their own independent inquiries and verifications to confirm the accuracy of the information presented herein, prior to making an offer on the property.