

**12B Adana Street, Mandurah, WA 6210**

Mandurah

**Sold House**

Friday, 15 March 2024

12B Adana Street, Mandurah, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 644 m2**

**Type: House**



Chris Parsons

0895819999

**\$530,000**

Chris Parsons from Harcourts Mandurah is pleased to present 12b Adana Street, Mandurah to the market. Whether you are looking for a centrally located home to call your own or to add to your investment portfolio, this spacious four bedroom, two bathroom is sure to tick all your boxes! Nestled away from the road, you will be immediately impressed with the parking options from the double garage and the generous hardstand to store the boat or campervan. Stepping inside, you are welcomed by a spacious foyer, with the formal lounge to the left and king sized master bedroom to the right, complete with walk in robe and ensuite bathroom. Moving through to the light and bright central living area, here you will find a well appointed kitchen boasting plenty of bench space, breakfast bar for casual dining, corner pantry and dishwasher. From here, you overlook the dining room and living area as well as the undercover, paved alfresco area. The minor bedrooms are all located in a separate wing of the house, which can be closed off from the living areas for privacy and noise restrictions. All are fitted with built in robes and are fitted with carpet for underfoot comfort. The main bathroom features a shower and deep bath and the laundry is equipped with plenty of countertop space as well as two linen closets for your storage needs and separate second toilet. Fully fenced, the backyard will keep the kids and pets contained and is easy care with limestone garden beds creating a pleasing border around the lawn. The 5.8m x 7.8m double garage features a convenient shopper's entrance into the living area, as well as direct access from the workshop space to the alfresco. This will prove very handy for storing the lawnmower and garden tools! Location wise, important amenities are at your doorstep. The Forum Shopping Centre is 600m (approx.) away and the Mandurah Aquatic and Recreational Centre (MARC) is just at the end of your street! Alternatively, jump in the car, or on your e-scooter, and you will be enjoying Mandurah's beautiful beaches and vibrant dining options at The Foreshore in minutes. For those with children, schools, sporting centres and parks are also close by. Features you will love:

- Four spacious bedrooms, two bathrooms
- Open plan living, front formal lounge
- Kitchen with breakfast bar, corner pantry and dishwasher
- Good sized outdoor entertaining and yard
- Plenty of parking options
- Excellent location, close to recreational centres and The Forum Shopping Centre

This home is currently rented at \$460.00 per week until April 2024, however our property management team have estimated a rental return of \$550 to \$570 per week is achievable in the current market. Astute investors are sure to be drawn to this property because of the low maintenance nature of the property and it's proximity to important amenities. What was once a quiet little seaside town and popular with holiday makers, in recent times Mandurah has transformed into a vibrant city, boasting some of Western Australia's best waterside pubs and restaurants, natural attractions as well as excellent schools and recreational sporting clubs and facilities. Staying true to it's history of places to visit, Mandurah has been named Top Tourist Town in Australia for 2023 as well as Top WA Tourism Town in 2022 and 2023. How lucky you will be to call this stunning piece of paradise home. Don't delay in calling Chris today on 0459 752 640 to arrange a time to view. 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.