

# 13/91 Dampier Avenue, Mullaloo, WA 6027

## Sold Unit

Wednesday, 23 August 2023

13/91 Dampier Avenue, Mullaloo, WA 6027

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**

**\$600,000**

Located in a small, private complex and situated in one of Mullaloo's most sought-after locations sits this fabulous two-story home. Conveniently positioned just a few hundred meters away from the pristine sand and sea at Mullaloo Beach, local shops on your doorstep, parks, and schools. Private and secure, this immaculately presented home is ideal for downsizers, retirees, first-home buyers, or investment property. It has all the low-maintenance, lock-up-and-leave appeal of an apartment, with the floor space of a much larger home. This 3 bedroom, 1.5 bathroom home is ready to move in with nothing for you to do. The light-filled rooms and clean contemporary finishes are a breath of fresh air. The kitchen and bathrooms are modernized and offer ample storage and modern fixtures. The downstairs living area leads directly out to an enclosed, paved courtyard, that's perfect for entertaining with family friends. A second, large family living area is situated upstairs, with a balcony offering ocean glimpses. Also located upstairs are two spacious bedrooms and a modern renovated bathroom. Currently a great tenant in place, with lease expiring 25th March 2024 paying \$640pw - would be keen to renew if an investor buys. FEATURES Include, but are not limited to: - Located in a private, secure complex- 3 Bedrooms, 1 bathroom / 2 toilets - Kitchen with a single fridge recess, pantry, gas cooktop, and electric oven- Raised landscaped garden - Garden shed- Foxtel Point - Split system air conditioning - 1x single carport & 1x visitor bay- Reticulated front yard with easy-care plants - Renovated laundry off the kitchen with a guest toilet - Strata fees \$544.43 per quarter- Council rates approx \$1524 pa- Water charges approx \$171.31 bi monthly\*PLEASE NOTE while every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to further enquiry. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.