

14/20 Service Street, Mandurah, WA 6210

Raine&Horne.

Apartment For Sale

Friday, 17 May 2024

14/20 Service Street, Mandurah, WA 6210

Bedrooms: 2

Bathrooms: 1

Type: Apartment



Will Trainer
0893518871

From \$320,000- \$345000

Second-floor unit One of five apartments on offer all having NRAS approval. Located within minutes of the Mandurah inner-city precinct. This modern unit offers the astute home buyer an ideal way to get into the property market or if you're an investor it's an attractive investment property with the NRAS TAX FREE incentives transferable to an investor at settlement. • For investors the Current - Gross Rent is \$15,964 + Gross NRAS TAX FREE incentive \$12,463.23 = \$28,427.23 Gross Rent averaged out = \$546.67 p/w. The features included with this 1st-floor unit are • NRAS Approval (For Investors) • Currently the tenant is BREAKING LEASE. • 2 good-sized carpeted bedrooms • Built-in wardrobes • Well-appointed Kitchen • Stainless steel appliances • Functional open-plan design • Wood flooring in the main living area. • Large Balcony for external living and entertaining. • Laundry room with linen storage and external drying area. • Wall-mounted Split System Air • Single-car bay for parking • External lockable storage room 4m x 2m NRAS For Investors, the NRAS - National Rental Affordability Scheme provides investors with attractive financial incentives and is transferable to the new investor (Only if they choose to continue NRAS) Investors have the option with no penalty if they choose not to continue with NRAS. Currently, investors receive a TAX-FREE incentive of \$12,463.23 per annum (indexed annually) For more information About NRAS please email me and I will send you a breakdown of the current income structure and relevant NRAS information. • Currently - Gross Rent is \$15,964 + Gross NRAS incentive \$12,463.23 = \$28,427.23 Gross Rent averaged out = \$546.67 p/w • Please note that the NRAS incentive will end on the 30th of July 2025 FROM 20 SERVICE STREET TO: • ALDI Shopping Centre - 600M • Mandurah Primary School - 950M • Mandurah Forum Shopping Centre - 1.2km • Mandurah Bowling, Tennis Football, Netball Approx - 1.4 Km • Mandurah Strain and Bus Station 1.6Km • Main Foreshore parks, Restaurants, Pub, and Cafes - 1.6Km to 1.8km • Atrium Hotel Mandurah - 1.8km • John Tonkin College (High School) - 2.1km • Mandurah Performing Arts Centre - 2.5Km • Town Beach - 2.7Km • Bunnings Mandurah - 2.9Km • Mandurah Marina - 3 km • Peel Health Campus - 3.9km • Mandurah Country Club (Golf) - 4.6Km • Halls Head - 6Km • Rockingham - 33Km • Perth International Airport 75.9 Km** Please be aware that the video is for marketing purposes only and reflects unit 14 /20 service St But provides the viewer a good understanding of both units 15/20 and 18./20 Service Street. The ground floor units of 4/20 & 8/20 Service St are different in configuration and design and for further clarification please contact the agent. Please email for further details
will.trainer@fncompass.com.au