

**14 Aldgate Street, Mandurah, WA 6210**



**House For Sale**

Saturday, 13 April 2024

14 Aldgate Street, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1067 m2**

**Type: House**



John Phillips  
0408954901

## Buyers Over \$399,000

Land and location, very often they are the core basics of any real estate purchase, well this one is epitomising that and then some. Sitting in an ideal central location the major benefit of this property is the development zoning of R60. This opens up so many options for any astute buyer and developer with endless options for multi dwelling developments. Talk to Listing Agent John Phillips or the Mandurah Shire for more detailed info on what this could mean for you. The home itself is a typical older Mandurah property that is currently leased out on a fixed lease at \$270 per week so until such time you want to develop then you can generate some income to help with the holding costs. You will really love the location with everything being so close you can walk to them, such as:-  
- Train station – Perth CBD less than 1 hour away  
- Mandurah Forum Shopping Centre  
- Mandurah Foreshore – where all the cafes & bars are located  
- Mandurah Marina & beaches  
- Schools & so much more  
With the current market demand homes like this are going to become more and more sought after, so get ahead of the market now and secure your future. Contact John Phillips today.  
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