

**15/45 Sholl Street, Mandurah, WA 6210**

Mandurah

**Sold Unit**

Friday, 17 November 2023

15/45 Sholl Street, Mandurah, WA 6210

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 110 m2**

**Type: Unit**



Jarrod Fleming  
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**\$300,500**

Jarrold Fleming from Harcourts Mandurah has the pleasure of presenting 15/45 Sholl Street, Mandurah. This very neat two bedroom brick and tile home sits within an 'Over 55's' complex in one of Mandurah's best known streets, anyone who knows Mandurah well knows that Sholl Street takes you right to the heart of Mandurah's city centre shopping district! When you move here, you'll be just one street back from the beautiful and iconic Mandurah Foreshore, only approximately a 300 metre walk from home! The simple and functional interior floor plan includes a carpeted living room with an air-conditioner and ceiling fan for your comfort. The adjacent kitchen is positioned close to the front door with wood-look vinyl flooring and plenty of inbuilt storage provided by overhead and under bench storage as well as a pantry. A wall oven and electric cooktop are installed for meal preparation. Outdoors, a patio provides a sheltered and private outdoor sitting area in the mostly brick-paved low maintenance yard, with space to establish a garden if you wish. The master bedroom will easily accommodate a queen-sized bed, and has a built-in robe and ceiling fan, and the second bedroom adjoins the living area and could be used as a home office or craft room. The bathroom and laundry are combined into one room between the two bedrooms and includes a shower and vanity unit, and laundry trough. The toilet is separate. Security screen doors and windows add peace of mind and additional storage is provided internally by a cupboard near the entrance and externally in the brick storeroom. Featuring: Two bedroom brick and tile home in Over-55's complex Living room with air-conditioner in ceiling fan Kitchen with pantry, overhead and under bench storage Wall oven and electric cooktop Master bedroom with built-in robe and ceiling fan fan Second bedroom adjoins living area Combined bathroom and laundry with shower and vanity unit Separate toilet Outdoor patio Security screens Storeroom What an enticing opportunity to downsize for an easier way of life with all that central Mandurah has to offer within such close proximity - with little yard maintenance and a modest home to keep clean you might be surprised how much time becomes available for enjoying the surrounding area including the delightful cafes and restaurants facing the waterfront. Please call me today to arrange to view this fabulous property, Jarrold Fleming from Harcourts Mandurah on 0430 284 042. I look forward to hearing from you! 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.