

**17 Moat Street, Mandurah, WA 6210**

ACTON

**belle**  
PROPERTY

**Sold House**

Tuesday, 27 February 2024

17 Moat Street, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 809 m2**

**Type: House**



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## Contact agent

Offering a convenient 3 bedroom 2 bathroom layout on an expansive 809 sqm block in central Mandurah, 17 Moat Street, provides ample space for everyone. With a rental appraisal of \$500-\$540 per week, this property is a savvy investment or the perfect step into your first home or even a renovators project with the added potential to add a granny flat. The interior features an open-plan living design with a separate lounge. The kitchen is equipped with practical amenities, including an electric oven and cooktop, double sink, dishwasher and overhead cupboards. Additionally, there are two pantries for ample storage. The master bedroom features a double built-in robe, while the minor bedrooms include single built-in robes. The main bathroom features a bath while the second bathroom is an ensuite to a minor bedroom and has been designed with thought for those with a disability, providing added accessibility. The property comes with NBN connectivity, Lino timber look flooring, blinds and drapes, as well as a new split reverse cycle air conditioning system for comfort. The built-in patio enjoys views of the grassed rear yard. Outdoor amenities include side access for secure parking for a van and boat, and a double powered garage perfect for projects. A garden shed provides additional storage space, and the property is equipped with a bore for water supply. Situated on a large level block in a quiet neighborhood zoned R20, the property's great location enhances its appeal, making it a promising investment for those seeking a spacious home with the potential for customisation. Located within walking distance to Silver Sands shops, Silver Sands Beach, Silver Sands Tavern, Town Beach and Mandurah foreshore. Mandurah Train station and public amenities are also only moments away. Offers close Tuesday 5th March 2024, all home opens will be as advertised. **INFORMATION DISCLAIMER:** This information is presented for the purpose of promoting and marketing this property. Whilst we have taken every reasonable measure to ensure the accuracy of the information provided, we do not provide any warranty or guarantee concerning its correctness. Acton | Belle Property Mandurah disclaims any responsibility for inaccuracies, errors, or omissions that may occur. We strongly advise all interested parties to conduct their own independent inquiries and verifications to confirm the accuracy of the information presented herein, prior to making an offer on the property.