

17 Stirling Grove, Mandurah, WA 6210

Townhouse For Sale

Tuesday, 7 May 2024

17 Stirling Grove, Mandurah, WA 6210

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 262 m2

Type: Townhouse



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Offers Presented

Uncover the pinnacle of investment potential at 17 Stirling Grove, Mandurah! This exceptional property presents not one, not two, but three distinct units all situated under a single roof, presenting an unparalleled opportunity for investors and owner-occupiers alike. Conveniently located within walking distance of the Mandurah train and bus station, and mere moments from the vibrant heart of Mandurah, this property offers seamless access to schools, shopping precincts, parks, and public transport networks. Its prime location presents an irresistible allure for both discerning tenants and astute homeowners alike. Features include:- Within 17 Stirling Grove, lies a trio of self-sufficient units, offering versatility in both living arrangements and rental potential.- Private Amenities: Each unit boasts its own kitchen, bathroom, and living space, ensuring privacy and comfort for occupants. With private entry. - Additional shared entry way and shared 2 car garage.- Adaptable Layout: With a flexible layout, this property accommodates various living configurations, catering to diverse lifestyle preferences.- Well maintained, this property ensures a seamless transition for buyers or tenants alike.

Unit 1/17 (Unit B) – Cosy Living – 1 Bed, 1 Bath, 1 Car Garage
Courtyard: 33 SQM, Ground Floor Living Space: 56 SQM
Currently tenanted at \$277.29 but increasing to \$302.57 effective 31/7/24 (NRAS) Lease Expiry: 23/08/2025
A comfortable living space with 1 queen sized bedroom and plenty of space for comfort and convenience.

Unit 2/17 (Unit C) – Bright and Modern – 2 Bed, 1 Bath, 1 Car Garage
First Floor Living Space: 81 SQM, Balcony: 11 SQM
Currently tenanted at \$298.62 but increasing to \$325.48 effective 1/10/24 (NRAS) Lease Expiry: 13/03/2025
Discover the epitome of style and functionality in this contemporary unit. Thoughtfully designed with ample space, it offers a harmonious blend of comfort and convenience for modern living.

Unit 3/17 (Unit A) – Studio Sanctuary
Ground Floor Studio Living Space: 50 SQM
Currently tenanted at \$255.96 but increasing to \$278.87 effective 23/8/24 (NRAS) Lease Expiry: 13/09/2024
Indulge in the perfect fusion of style, comfort, and convenience within this stylish studio. Opportunity to earn a weekly rental income or rent on Airbnb or alike. Please note no official car bay is allocated for this studio, however there is ample on-street parking available around the complex. More than just a residence, this property embodies a future investment opportunity. Whether occupying one unit and renting out the others for multiple income streams or leasing all three units for maximum returns, the financial prospects are substantial, promising lucrative returns on your investment. Please note, upon conclusion of the NRAS, these units can all be rented at current market rate. Contact Elle Clark on 0488008116 to arrange a viewing today.