

# 17 Thomson Street, Mandurah, WA 6210

Mandurah

## Sold House

Friday, 29 March 2024

17 Thomson Street, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 804 m<sup>2</sup>**

**Type: House**



Jarrod Fleming  
0895819999

**\$561,000**

Welcome to 17 Thomson Street, Mandurah WA 6210, where comfort, convenience, and charm converge in this delightful residence. Proudly presented by Jarrod Fleming from Harcourts Mandurah, this property offers an exceptional opportunity for discerning buyers. Situated on a corner block spanning 804sqm, this brick and tile home features three bedrooms, one bathroom, and a convenient carport. Step outside onto the large rear patio and soak in the serene ambiance of the established gardens, providing a tranquil oasis in the backyard living spaces. The property's exceptional location is a standout feature, with Mandurah Forum and the train station just a mere 5-minute walk away. Additionally, sports enthusiasts will relish being opposite the massive football oval, with tennis and netball facilities nearby. Inside, the home is bathed in natural light, thanks to its wide-open windows, creating a warm and inviting atmosphere throughout. Stay comfortable year-round with four split air conditioning systems, ensuring every bedroom is equipped with its own unit for personalized climate control. The galley-style kitchen has been thoughtfully renovated, boasting wooden benchtops and clean white cupboards. A 600mm electric stove top and in-built oven cater to culinary needs, making meal preparation a breeze. Renovated laundry facilities maintain the property's modern appeal, featuring a clean white aesthetic. Security screens on all windows and doors offer peace of mind, while fans installed in the central living space enhance airflow and ventilation. The master bedroom boasts generous built-in robes, providing ample storage solutions. One minor bedroom features its own built-in robe, while the second minor bedroom offers space for a freestanding robe, ensuring flexibility to suit your lifestyle needs. This property also features a new Rinnai hot water solar system, ensuring energy efficiency and reduced utility costs. Additionally, an on-site bore provides a sustainable water source for gardening and outdoor use. Currently tenanted until the end of July for \$410 per week, this property presents a lucrative investment opportunity for astute buyers. Don't miss your chance to secure this gem in Mandurah's sought-after locale. Contact Jarrod Fleming from Harcourts Mandurah today at 0430 284 042 to arrange your private inspection and make 17 Thomson Street your new home. 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.