

**18/106 Mandurah Terrace, Mandurah, WA 6210**

**Raine&Horne.**

**Townhouse For Sale**

Saturday, 13 April 2024

18/106 Mandurah Terrace, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 191 m2**

**Type: Townhouse**



Peter Vetten  
0895810777

**\$599,000**

We are pleased to offer this modern, imposing looking, 2 storey, townhouse in a secure, gated survey-strata complex. It has 3 bedrooms, 2 bathrooms, 2 x car garage. It is in a great location close to the town centre, the marina, public transport, medical centres, cafes, etc. There are only 22 units in this survey- strata. A positive feature is this property is sited on its own 201m<sup>2</sup> of land and has no common walls to the adjoining number 17. It was the developer's own unit, and he chose this one as it has an outlook over the shared pool area plus it is closest to the available visitor bays. As a bonus this unit is also mostly furnished. It is modern and stylish with open plan living downstairs and bedrooms upstairs. It has features that include ducted air conditioning, a well appointed kitchen with stainless steel appliances, stone benchtops, dishwasher and good storage etc. Downstairs internally comprises an open plan kitchen/dining/living room and a powder room and laundry. Upstairs are 3 x bedrooms, the main bedroom having a huge private ensuite and there are 2 bedrooms served by a larger bathroom, all bedrooms have built in robes plus there is a good sized linen press. It boasts a covered private courtyard, a double lock up garage and there is access to the rear area that has a gate and could be suited to storing a small trailer, boat or jet ski. This property is ideal as either an investment or a lock up and leave townhouse home that provides a lifestyle location as it is only a short distance to the ocean, the marina and the township. VACANT POSSESSION is available. Although the property is rented until 28th July, 2024 at a current rent of \$620 per week, the tenant is willing to terminate the lease before expiry. Building Insurance is \$1154 pa (approx.) For more information contact Peter Vetten, your property specialist with local knowledge and national strength. M: 0403584466 E: pvetten@rhmandurah.com.au DISCLAIMER: Every care has been taken to verify the accuracy of the information contained in this advertisement, but no warranty (either expressed or implied) is given by Raine & Horne or its agent, as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property.