

2/13A Rockford Street, Mandurah, WA 6210

Mandurah

House For Sale

Friday, 26 January 2024

2/13A Rockford Street, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 280 m2

Type: House



Paul Taylor

0895819999

Best Offer Over \$349,000

This cosy brick and tile unit boasts 3 bedrooms and 1 bathroom, situated within a secure complex of just 6 units for your peace of mind. With its central location, you have the heart of Mandurah at your fingertips. Step inside to discover this home's functional layout with a welcoming front living room. The kitchen features a built-in pantry, 600mm appliances and a convenient fridge recess, overlooking the dining room. The spacious master bedroom features a triple built-in robe, while the minor bedrooms come complete with built-in robes also. The semi-ensuite / main bathroom offers a bath, shower and single vanity. Ducted evaporative air-conditioning, ensures a pleasant atmosphere throughout the summer days. Entertain or unwind under the inviting patio, overlooking neat garden beds that add a touch of greenery. The property also includes a single semi-enclosed garage and a powered store room, providing ample storage solutions. Currently tenanted with excellent tenants in place until June 2024 and willing to extend, this property presents a fantastic investment opportunity. Don't miss the chance to make 2/13A Rockford Street your new home or a valuable addition to your investment portfolio. Act now to secure your own slice of Mandurah. Call Paul Taylor from Harcourts Mandurah - 0407 101 137 to organise a viewing. Features:

- 3 bedroom, 1 bathroom brick and tile unit
- Built in 1990
- Located in a secure complex of 6 units
- Single semi-enclosed garage
- Powered store room
- Front living room
- Kitchen with built-in pantry, 600mm appliances and fridge recess
- Large master bedroom with triple built-in robe
- Minor bedrooms with built-in robes
- Semi-ensuite / main bathroom with bath, shower and single vanity
- Ducted evaporative air-conditioning
- Patio perfect for unwinding
- Neat garden beds
- Instant gas hot water system
- Tenanted with great tenants until June 2024

Council Rates: \$1,800.00 PA (approx.) Water Rates: \$1,122.40 PA (approx.) Strata Fees: \$1,900.00 P/A (approx.)

Betta call Paul on 0407 101 137 Paul.taylor@harcourtsmandurah.com.au Paul Taylor - Real Estate - Taylor'd to suit your needs*All measurements are approximate*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.