

# 2/18 Clyde Place, Mandurah, WA 6210

## Duplex/Semi-detached For Sale

Friday, 10 November 2023

ACTON

belle  
PROPERTY

2/18 Clyde Place, Mandurah, WA 6210

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 89 m2

Type:

Duplex/Semi-detached



Brody Harris  
0895502000



Emma Pinington  
0895502000

## Low-Mid \$400,000's

Brody & Emma of Acton | Belle Property are proud to introduce this golden opportunity to the market. If you're looking for a relaxed beachside lifestyle and everyday convenience in the heart of town, then this little gem is your dream come true. Situated a mere 250m to the ocean marina precinct and just a 280m stroll to town beach, with nearby shopping centres, restaurants, cafes, bars, schools, parks, and transportation all nearby - this duplex property is a versatile option ideally suited for first home homebuyers, investors, retirees, renovators or holidaymakers. Privately set back from the street, the home boasts ample space both front and back and features a generous, functional floorplan, enclosed games room adjoining the outdoor patio for easy indoor/outdoor entertaining plus sizable bedrooms, secure garage parking and storage shed at the rear. With no strata fees applicable ensures your peace of mind and significant financial savings for your future. Are you ready to make it yours? Distinctive features:

- 89sqm floorplan, 1973 construction
- 2 bedroom, 1 bathroom configuration
- Secure single garage with plenty of additional parking space
- Seamless design with open kitchen, living & dining areas
- Enclosed games/entertainment area adjoining the outdoor patio
- Enjoy year-round comfort with air conditioning, ceiling fans, NBN & downlights throughout
- Spacious grassed backyard with a handy storage shed
- Seize the opportunity for a lucrative investment, place to call home or holiday getaway

Approximate outgoings:

- Council rates: \$1,800 per annum
- Water rates: \$1,030 per annum
- Strata levies: Not applicable

**INFORMATION DISCLAIMER:** This information is presented for the purpose of promoting and marketing this property. While 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.