

**2/21 George Street, Mandurah, WA 6210**

ACTON

**belle**  
PROPERTY

**House For Sale**

Saturday, 27 January 2024

2/21 George Street, Mandurah, WA 6210

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 482 m2**

**Type: House**



Lewis Quayle  
0895502000

## Offers From \$595,000

Lewis Quayle introduces a unique opportunity in Mandurah's CBD, catering to those seeking a home-based business upgrade. This property, with R60 zoning allowing mixed residential and commercial use, seamlessly combines the functionalities of a commercial office with the comfort of a 4x1 family home. The property, previously used as a commercial office, boasts a well-equipped office fit-out. Its layout includes a formal lounge area leading to an open-plan kitchen, living, and dining space. Ideal for entertaining, it features a fully enclosed patio, low-maintenance gardens, and a partial workshop for storage. From a business perspective, the workshop has been transformed into a study with separate client access to maintain privacy. Additional amenities include a double lockup garage and parking space for up to 8 vehicles at the front. With proximity to parks and walkways along the foreshore, the property offers a serene environment for breaks and relaxation. Don't miss the chance to turn this property into your home and business hub! Contact Lewis Quayle at 0426 264 616 to schedule your private inspection.