

2/30 Boundary Road, Mandurah, WA 6210

— Mandurah

Sold Villa

Saturday, 17 February 2024

2/30 Boundary Road, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 225 m2

Type: Villa



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\$490,000

Neat as a pin, you are sure to be impressed with this ideal brick and tile lock and leave property that will appeal to first home buyers, downsizers or those looking to add to their investment portfolio, taking advantage of the thriving rental market. Nestled in the heart of vibrant Mandurah, important amenities and recreational facilities are at your doorstep. Here you will enjoy the convenience of having everything close by, the beautiful Foreshore and its bustling restaurants just over 1 km as the crow flies and the Mandurah Forum Shopping Centre approximately a 10 minute walk away. Light and bright with a refreshing, neutral décor, this three bedroom, two bathroom home has a well functioning floor plan, with the master bedroom at the rear, minor bedrooms located at the front of the house and the open plan living opening up to the outdoor area for ease of entertaining. The kitchen boasts light coloured wood look cabinetry, with abundant storage space and gas cook top and a breakfast bar for food preparation and casual dining. The dining space is directly adjacent and there is a split system and gas bayonet in the lounge area to assure year round comfort, no matter the weather. The master bedroom is fitted with carpet and features a walk in robe, ensuite with a large vanity and split system air conditioning. Both minor bedrooms are also carpeted, boast built in robes and one is fitted with a ceiling fan. The spacious main bathroom boasts a shower and bath, and the second toilet is conveniently separate. The paved outdoor area presents a blank canvas. The low maintenance nature of the property lends itself to a perfect lock and leave, however there is plenty of opportunity here to incorporate your potted plants or create garden beds to inject some greenery and colour, with the shade sail providing shelter from the summer sun. The spacious 5.8m x 5.6m (approx.) lockable double garage also houses a 4.2 x 1.6m (approx.) storeroom. Our property management team have estimated a rental return of \$520 - \$540 per week is achievable in the current market. Astute investors are sure to be drawn to this property because of its desirable location and low maintenance gardens. What was once a quiet little seaside town and popular with holiday makers, in recent times Mandurah has transformed into a vibrant city, boasting some of Western Australia's best waterside pubs and restaurants, natural attractions as well as excellent schools and recreational sporting clubs and facilities. Staying true to its history of places to visit, Mandurah has been named Top Tourist Town in Australia for 2023 as well as Top WA Tourism Town in 2022 and 2023. How lucky you will be to call this stunning slice of paradise 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.