

2/56 Randell Street, Mandurah, WA 6210

Sold Unit

Tuesday, 12 December 2023

2/56 Randell Street, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 115 m2

Type: Unit



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\$460,000

Secure and Central!! If you have been looking for the perfect investment, a great first home or a secure home to downsize to, this may be it!! With room to move, this home will suit couples and small families and its central location makes it easy to make use of Mandurah's abundant amenities. Featuring 3 bedrooms and 2 bathrooms, be ready to fall in love! The ground floor welcomes you into an open space living and dining area complete with beautiful flooring which is continued throughout. The kitchen features an electric oven, gas cooktop and rangehood and has plenty of storage and bench space. The space is generous in size and features plenty of windows welcoming an abundance of natural light. Toilet and laundry facilities are also located on this level. Upstairs houses the master bedroom with ensuite and the 2 minor bedrooms, as well as a second bathroom. Once again, the rooms are light filled and feature built in robes, with an additional walk-in linen cupboard for additional storage. Heating and cooling are provided by ducted reverse cycle cooling upstairs and a large slit reverse cycle air conditioning unit downstairs. The property has lovely, contained outdoor space where adults can relax and children and pets can play securely. It offers both a lawn and garden area and a spacious, gabled, and paved rear patio – perfect for a barbeque or dining al fresco. This well maintained property has plenty to recommend it. Just some of its features include: • Secure gated grounds with intercom for your guests • Quiet complex with only 8 homes • Living downstairs, bedrooms upstairs • Spacious double story townhouse • Freshly painted • Modern décor • Crim safe security screen doors • Walk in linen closet • Rear gabled patio • Lawned, fenced courtyard with auto-reticulation • Large double domed carport • Garden shed • Lovely modern flooring • Stone benchtops in kitchen • Stainless steel gas cooktop and electric oven and rangehood • Instant gas HWS • Shire rates approximately \$1880 pa • Water rates \$1331 approximately per annum • Strata fees \$1,235 per annum (\$308.75 quarterly) Being located within easy walking to the Western Foreshore and Mandurah's beautiful Marina you will be spoilt for choice with a variety of restaurants, cafes, and shopping alternatives as well as the Mandurah Performing Arts Centre and cinema. An opportunity such as this does not come along often. Just think of the lifestyle that could be yours if this was to be your new home, or could it be the perfect investment to start or add to your portfolio? Pick up the phone and give me a call to make a time for your exclusive viewing. Michele Emmerson-Law 0438 598

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