

2/8 Fletcher Way, Mandurah, WA 6210

— Mandurah

Sold House

Tuesday, 5 September 2023

2/8 Fletcher Way, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1012 m2

Type: House

\$415,500

**** Under Offer Home Open Cancelled**** Nicole Hindmarsh is proud to welcome 2/8 Fletcher Way Mandurah to the market. Are you searching for a low maintenance, well-maintained property on a 1012sqm block, close to schools, the city of Mandurah Foreshore, Mandurah Forum, shops, hospital, train station, our magical town beach and waterways? then search no further! Step inside and you will appreciate how the current owners have updated the home over the years. With neutral colours, gorgeous renovated kitchen, huge high wood raked ceilings in the main living area, this home presents beautifully and is very welcoming! Features of this gorgeous home include:- Renovated kitchen with large drawers, sweeping benchtops, subway tiles, oven with electric cooktop, pantry and fridge space- Master suite with built-in robe- 2 double minor bedrooms- Bathroom with vanity, shower/ bath- Laundry with separate W/C- Open-plan living with high raked ceilings, exposed brick feature wall- Ducted evaporative air-conditioning- Security doors and security windows- Drive through carport to backyard- Large backyard, with Colorbond fencing, room for a pool or shed (subject to local council approvals)- Huge patio facing North protected from the winter weather making entertaining possible all year round- 1,012sqm block that has been subdivided into two duplex homes, you will have the use of approximately half of this land as your block (please refer to the certificate of title). There are no strata fees and no strata manager as this is a duplex subdivision. For the investors this property offers a potential rental return of \$450 per week! According to the City of Mandurah and forecast.id the population forecast for Mandurah is expected to grow 22% by 2036. Close to all amenities, see why people are attracted to living in the heart of Mandurah. For your private inspection, please contact Nicole Hindmarsh today 041 581 5156. 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.