

2 Third Avenue, Mandurah, WA 6210

Mandurah

House For Sale

Friday, 19 January 2024

2 Third Avenue, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 791 m2

Type: House



Jarrod Fleming
0895819999

From \$429,000

Discover an extraordinary investment opportunity proudly presented by Jarrod Fleming. Positioned at 2 Third Avenue, Mandurah, this three-bedroom, one-bathroom residence rests on a substantial 791sqm block, presenting an enticing prospect for astute investors or those eager to explore development possibilities.

Key Features:

- **Investment Opportunity:** Currently under a reliable tenancy with long-term occupants, this property offers a steady and consistent return on investment. The presence of committed tenants ensures an immediate income stream for potential investors.
- **Spacious Backyard:** The property's expansive backyard stands as a canvas for development. With the potential to develop the rear without impacting the main dwelling, the opportunities are diverse. Access from Coolibah Avenue to the rear block provides added flexibility.
- **Renovated Interior:** A modern touch has been added to the property with the installation of new flooring, mimicking the elegance of timber laminate. The open plan living and kitchen area enhances the sense of space and modernity. The main living area is equipped with a split air-conditioning system, offering climate control for comfort.
- **Functional Layout:** The residence boasts a practical layout, featuring an open plan living and kitchen area, a separate laundry, and an electric stovetop. Security screen doors on both the front and back enhance the safety of the property.

Development Possibilities: The substantial backyard opens doors to various development opportunities. The rear can be developed independently without affecting the main residence. The property allows for diverse options, including subdividing and selling off the rear land, building and selling, maintaining a tenant in the front house, or renovating the front house.

What's Around:

- **Mandurah Aquatic Centre:** A mere 130 meters away.
- **Nearest Children's Play Park:** Just 275 meters from your doorstep.
- **Dudley Park Primary School:** A convenient 420 meters.
- **Mandurah Forum:** A shopper's haven at 460 meters.
- **Train Station:** A short 1.5 kilometres away.
- **Foreshore:** Only 2 kilometres from this strategic location.

Invest with Confidence: With its strategic location, existing tenant stability and development potential, 2 Third Avenue stands as an investment opportunity worth exploring. Whether you seek immediate returns or envision a strategic development plan, this property caters to both aspirations.

Contact Jarrod Fleming today on 0430 284 042 to arrange a viewing and explore the myriad investment opportunities. Your journey to a smart investment begins here.

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