

22 Old Pinjarra Rd, Mandurah, WA 6210



Villa For Sale

Wednesday, 24 April 2024

22 Old Pinjarra Rd, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Tris Ang

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\$499k 9% Yield! Dual Occupancy!

BE QUICK ! This popular High-Yield, Double Occupancy House (with double rental income) & Land Package is OVER 90% SOLD!! Last 3 lots left!BUYER'S REJOICEThe double-occupancy property to be built, comprises of 2 separate units under the same roof, with separate entrances/living spaces: a unit of 2 bedder with 1 bathroom, and another unit of 1 bedder with 1 bathroom. The property, sitting on titled land of approx 300 sqm, will be built after the buyer purchases the land and house package. These double bricked houses, built by the renown Shelford is located in the vibrant city of Mandurah awaiting all types of buyers!INVESTOR'S REJOICE!But what is double/dual occupancy? Essentially, you are getting 2 residences for the price of only 1 property. With the ability earn 2 separate rental incomes from 2 separate tenancies! Excellent opportunity of a land and house package with dual occupancy, giving you returns of approx \$850/week; around a 9% yield!LOCATIONLocated just off Pinjarra Rd and close to Mandurah Rd, this property provides advantageous access into the heart of Mandurah and convenience to the northern and southern parts of Western Australia. A plethora of amenities are located nearby, such as Mandurah Forum (2.3km), Mandurah Aquatic And Recreation Centre (3.0km) for all your shopping and fitness needs! Along with Early Learning Centres, Primary Schools, Colleges, TAFE and University campuses nearby, this property is suitable for occupiers of all ages! Please see below a list of some of the nearby places of interest showing the convenience of the location. Public Transport options are a short walk away as well, providing access to inner Mandurah, Ravenswood, and Pinjarra.DUAL OCCUPANCY BENEFITSThe Benefits of Dual-Occupancy Housing are endless!• Dual Occupancy housing offers 2 independent tenancies on one lot and title, giving you 2 separate rental incomes immediately. • Dual Occupancy allows the opportunity for higher yields. • If you are looking for a place to live and an asset to pay off the mortgage this is a great option. • Retirees / downsizers can have a home to reside in whilst enjoying a passive income. • Families with older children or elderly parents can live with convenience of being together, whilst also being separateSome Nearby Amenities Include:• The gorgeous Joseph and Dulcie Nannup Trail along Serpentine River (290m)• Goodstart Early Learning Centre (750m)• Riverside Primary School (1.2km)• Mandurah Home City (1.3km)• ACE Early Learning Centre (1.4km)• Foundation Christian College (1.8km)• Coodanup College (2.0km)• Peel Health Campus (2.0km)• Frasers Landing Playground (2.3km)• Mandurah Forum (2.3km)• Spudshed (2.3km)• Amaze Miniature Park (2.4km)• Lake Goegrup Boardwalk (2.5km)• Coodanup Community Centre (3.0km)• Mandurah Aquatic And Recreation Centre (3.0km)• Mandurah Catholic College (3.2km)• Mandurah Train Station (3.8km)• South Metropolitan TAFE (3.8km)• John Tonkin College MET Campus (4.2km)• Murdoch University Mandurah Campus (4.3km)• Silver Sand Beach (5.5km)• Mandurah Performing Arts Centre (5.7km)Don't wait!Please contact Tris @ 0404 820 88 for inspection, or email to tris@assureproperty.com.au. Any queries about this property or if you would love a FREE MARKET APPRAISAL WITH FREE MARKETING for your home, please do not hesitate to contact Tris on 0404 820 888.DISCLAIMER: Whilst every care has been taken with the preparation of the information believed to be correct in the advertisement, neither the Advertiser, Agent nor the client nor servants of these, guarantee its accuracy. Interested parties must make their own enquiries and satisfy themselves with any aspect. The information contained are not intended to form part of any contract. Images are for illustrative purposes only. Users of this advertisement must do their own due diligence and absolutely no liability and/or no responsibility will be assumed by the Advertiser/Agent/Associated Parties etc.