

**3/13A Rockford Street, Mandurah, WA 6210**

Mandurah

**Unit For Sale**

Friday, 15 March 2024

3/13A Rockford Street, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 103 m2**

**Type: Unit**



Paul Taylor

0895819999

## Best Offer Over \$365,000

Nestled in a quiet complex, this cosy brick and tile unit offers comfortable living in a sought-after central location. Boasting 3 bedrooms and 1 bathroom, this home is perfect for those seeking convenience and functionality. As you step inside, you'll be greeted by a welcoming front living room featuring a ceiling fan, providing a relaxing space. The kitchen is equipped with a breakfast bar, double sink, built-in pantry, 600mm oven and cooktop, as well as convenient fridge and microwave recess, overlooking the lounge room for seamless entertaining. The dining room is complete with a split system air-conditioner. The master bedroom boasts a three-door built-in robe while the minor bedrooms also feature built-in robes and ceiling fans in all. The bathroom, functioning as a semi-ensuite, offers a bath, shower and single vanity. A double door linen cupboard provides additional storage. Step outside to the outdoor paved patio area, perfect for entertaining or simply unwinding amidst the neat gardens with reticulation. Situated in a desired location within close proximity to Mandurah Foreshore (1.3km), Mandurah Forum (2.4km) and Mandurah Train Station (2.5km), everyday amenities are just a short distance away. Benefitting from quality tenants on a fixed lease until May 2024, this property offers an excellent investment opportunity. Don't miss your chance to make this delightful unit your new home or investment property. Contact us today to arrange a viewing! Call Paul Taylor from Harcourts Mandurah - 0407 101 137. Features: • 3 bedroom, 1 bathroom 1990 built brick and tile unit • Single garage with rear door and store room • Front cafe blinds • Front living room with ceiling fan • Kitchen with breakfast bar, double sink, built-in pantry, 600mm oven and cooktop, fridge and microwave recess • Dining room with split system air-conditioner • Master bedroom with a three door built-in robe and ceiling fan • Minor bedrooms fitted with a built-in robe and ceiling fan • Bathroom / semi-ensuite with bath, shower and single vanity • Double door linen cupboard with a safe • Outdoor paved patio area • Neat gardens with reticulation • Electric storage hot water system • NBN connected • Quality tenants in place on a fixed lease until May 2024 • Situated in a desired location within a quiet complex with Mandurah Foreshore (1.3km), Mandurah Forum (2.4km) and Mandurah Train Station (2.5km) only a short distance away Council Rates: \$1,800.00 PA (approx.) Water Rates: \$1,122.36 PA (approx.) Strata Fees: \$1,900.00 PA (approx.) Betta call Paul on 0407 101 137 Paul.taylor@harcourtsmandurah.com.au Paul Taylor - Real Estate - Taylor'd to suit your needs 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.