

4/20 Service Street, Mandurah, WA 6210

Raine&Horne.

Unit For Sale

Friday, 17 May 2024

4/20 Service Street, Mandurah, WA 6210

Bedrooms: 2

Bathrooms: 1

Type: Unit



Will Trainer
0893518871

From \$315,000 to \$ 345,000

Ground Floor Unit One of five apartments on offer all having NRAS approval..Located within minutes of the Mandurah inner-city precinct. This modern unit offers the astute home buyer an ideal way to get into the property market or if you're an investor it's an attractive investment property with the NRAS TAX FREE incentives transferable to an investor at settlement. • For investors the Current - Gross Rent is \$15,964 + Gross NRAS TAX FREE incentive \$12,463.23 = \$28,427.23 Gross Rent averaged out = \$546.67 p/w The features included with this ground-floor unit are: • NRAS Approval (For Investors) • CURRENTLY TENANT IS ON A PERIODIC LEASE • 2 good-sized carpeted bedrooms • Built-in wardrobes • Well-appointed Kitchen • Stainless steel appliances • Functional open-plan design • Tiled flooring in the main living area. • Large gated courtyard for external living and entertaining. • Second gated Courtyard / Plus a lockable storage room 4m x 2m • Laundry room with linen storage. • Wall-mounted Split System Air • Single-car bay for parking

NRAS For Investors, the NRAS - National Rental Affordability Scheme provides investors with attractive financial incentives and is transferable to the new investor (Only if they choose to continue NRAS) Investors have the option with no penalty if they choose not to continue with NRAS. Currently, investors receive a TAX-FREE incentive of \$12,463.23 per annum (indexed annually) For more information About NRAS please email me and I will send you a breakdown of the current income structure and relevant NRAS information. • Currently - Gross Rent is \$15,964 = Gross NRAS incentive \$12,463.23 = \$28,427.23 Gross Rent averaged out = \$546.67 p/w • Please note that the NRAS incentive will end on the 30th of July 2025

FROM 20 SERVICE STREET TO: • ALDI Shopping Centre - 600M • Mandurah Primary School - 950M • Mandurah Forum Shopping Centre - 1.2km • Mandurah Bowling, Tennis Football, Netball Approx - 1.4 Km • Mandurah Strain and Bus Station 1.6Km • Main Foreshore parks, Restaurants, Pub, and Cafes - 1.6Km to 1.8km • Atrium Hotel Mandurah - 1.8km • John Tonkin College (High School) - 2.1km • Mandurah Performing Arts Centre - 2.5Km • Town Beach - 2.7Km • Bunnings Mandurah - 2.9Km • Mandurah Marina - 3 km • Peel Health Campus - 3.9km • Mandurah Country Club (Golf) - 4.6Km • Halls Head - 6Km • Rockingham - 33Km • Perth International Airport 75.9 Km

Please email for further details will.trainer@fncompass.com.au