

4/3 Veneto Lane, Mandurah, WA 6210

ACTON

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PROPERTY

Apartment For Sale

Wednesday, 22 May 2024

4/3 Veneto Lane, Mandurah, WA 6210

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 102 m2

Type: Apartment



Brody Harris
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Emma Pinington
0895502000

North-facing marina luxury.

Team Harris from Acton Belle Property warmly welcome this executive apartment located in South Harbour of the renowned Mandurah Ocean Marina. This north-facing apartment enjoys views of the canals with glimpses of the ocean and parklands and is enviably positioned within walking distance to an array of waterfront restaurants, cafes, retail shops, entertainment options, stunning beaches, parks, and piazzas - ensuring a lavish lifestyle to match the location, life here will be an absolute dream. Upon entry to the apartment you will feel a sense of contemporary elegance and serenity, flooded with natural light, soaring high ceilings and its spacious open design and balcony entertaining that enjoys a waterfront backdrop and offers a seamless blend of indoor/outdoor living. The stylishly appointed stone kitchen is fully equipped with breakfast bar, quality SMEG appliances: electric induction hob, wall oven, grill microwave, plus dishwasher and fridge/freezer, and combination washer/dryer, all included for the lucky new owner to enjoy. This is a prime opportunity to add an incredible blue-chip property to your portfolio that presents immaculately like-new. With a tenant already in place until 24/11/2024, returning \$675 per week - this is the waterfront wonder you've been waiting for! Distinctive features: * 143sqm lot, 102sqm living, 2012 construction * Magnificent views of the canal, plus glimpses of the ocean and parklands form a spectacular backdrop * Expansive layout with high ceilings, open living and seamless indoor/outdoor integration * Sun-soaked northerly aspect with gorgeous natural light filtering through * Deluxe chefs kitchen with stone benchtops, quality SMEG appliances, an abundance of storage and dishwasher * Two spacious bedrooms with built-in robes and two ensuite bathrooms * Intercom & lift access to the apartment and secure remote access to the basement parking with two car spaces * Ducted reverse-cycle air-conditioning + feature lighting throughout * Bonus additions; stainless steel fridge, microwave, dishwasher and washer/dryer, all included in the sale * Ideal low-maintenance, leave lock and leave inner-city lifestyle, ideal for investors, upgraders, retirees or holiday makers * Located in the highly exclusive Mandurah Ocean Marina precinct, merely footsteps away from waterfront restaurants, cafes, entertainment, beach, CBD and more * Currently leased with a tenant in place until 29/11/2024 with a rental return of \$675 per week Approximate outgoings: * Council rates: \$2,500 p/a * Water rates: \$1,526 p/a * Strata levy: \$1,004 p/q

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