

4 Shannon Road, Mandurah, WA 6210

ACTON

belle
PROPERTY

Sold Townhouse

Monday, 14 August 2023

4 Shannon Road, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 212 m2

Type: Townhouse



Brody Harris
0895502000



Emma Pinington
0895502000

Contact agent

Beachside bliss - tri-level townhouse Brody & Emma from Acton Belle Property are excited to present this tri-level townhouse to market. Perfectly situated within 600m of the popular Silver Sands Beach, making it an ideal low-maintenance, lock-and-leave option, whether you're looking for a beautiful place to call home or a savvy investment opportunity with great tenants already in place. Located at the end of a quiet cul-de-sac within a well-maintained strata complex, this home is just a short stroll to shops, Ocean Marina and bustling Foreshore strip with waterfront cafes, restaurants, market and transport, making this location simply unbeatable. The lower level of the home features a contemporary layout boasting plenty of natural light and incorporates a spacious open design with modern kitchen, living/dining and outdoor entertaining. The second level is host to the bedrooms including a master suite with double robes and ensuite with corner bath. The two minor bedrooms are also fit with built in robes, plus also offering access to a secure balcony perfect for enjoying the morning sun. On the third level, you'll find a spacious loft area that can be utilized for many different uses, including as teenagers/parents retreat, a separate living area, theatre, study or additional bedroom. The home offers plenty of storage solutions with understair store room and workshop space in the garage, which offers drive through access to the rear yard and low-maintenance outdoor alfresco area with artificial turf. Outstanding Features Include:

- 300sqm lot, 212sqm home, 2002 construction
- 3 bedroom, 2 bathroom tri-level configuration
- 2 car garage with extra workshop space and drive through access to rear
- Private well-maintained complex in quiet cul-de-sac location
- Functional design with free-flowing living/dining/entertaining areas downstairs
- Generous kitchen with stainless steel appliances, dishwasher and an abundance of bench space
- Master suite with double built in robes and adjoining ensuite with corner bath
- Generous bedrooms all fit with built in robes
- Spacious loft, ideal for teenagers retreat, additional living space or 4th bedroom
- Reverse air conditioning plus gas bayonet for extra heating
- Private balcony off second level for enjoying the morning sun
- Easy-care yard with outdoor entertaining space and maintenance-free artificial turf
- Easy care lock and leave lifestyle, ideally suited for young families, investors, holiday makers
- Sought-after central location with all amenities at your fingertips including; beach, marina, town, restaurants, cafes, bars, shops, parks, schools & transport
- Savvy investment option with tenants in place until 20/4/24 returning a rental income of \$495 per week
- Strata levy: appx \$559 per quarter