

40 Peel Street, Mandurah, WA 6210

Mandurah

House For Sale

Tuesday, 2 April 2024

40 Peel Street, Mandurah, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 964 m2

Type: House



Jarrod Fleming
0895819999

From \$629,000

Investors, developers and renovators, your next lucrative venture awaits at 40 Peel Street, Mandurah. Proudly presented by Jarrod Fleming from Harcourts Mandurah, this expansive property sits in the coveted R100 zone, offering a tantalizing mix of residential and commercial possibilities. With its generous size and strategic location, this is an opportunity you won't want to miss.

- Four Bedrooms, Two Bathrooms: Ideal for families or tenants seeking spacious accommodation
- Single Carport: Convenient parking solution for residents
- Large 964sqm Block: Endless potential for expansion or redevelopment
- Renovated Kitchen: Modern appliances and finishes enhance the appeal
- Fresh Interior Updates: New paint and carpets in central living areas for a contemporary feel
- 600mm Appliances, Double Dishwasher: Functional kitchen designed for convenience
- Theatre Room and Activity Room: Additional living spaces offer versatility
- Abundant Natural Light: Bright interiors create a welcoming atmosphere
- Three Split Systems: Ensuring year-round comfort throughout the home
- Covered Outdoor Entertaining Space: Perfect for hosting gatherings or enjoying alfresco dining
- Expansive Backyard: A blank canvas for landscaping or additional structures
- Granny Flat Potential: Explore the opportunity for a secondary income stream
- Extra High Ceilings: Enhancing the sense of space and openness
- On-Site Bore: Sustainable water source for gardening and outdoor activities
- Tin Roof: Low maintenance and durability for long-term value
- Established Gardens: Adding charm and character to the property's exterior

Development Opportunities: As part of the R100 zone, this property offers limitless development potential. Whether you envision mixed-use residential and commercial projects or wish to explore the feasibility of a granny flat, the possibilities are boundless. With ample space and flexibility, you have the freedom to bring your vision to life and capitalize on the booming Mandurah market.

Rental Yield and Income Potential: Having the Potential to generate \$520 per week in rental income, this property boasts a high yield. Furthermore, the option to add a granny flat provides the opportunity for dual-income streams, maximizing returns for investors.

Council Enhancements: The ongoing development of the home's frontage by the local council further enhances its appeal and value. With continuous improvements in the surrounding area, now is the time to seize this promising investment opportunity.

Unlock the Potential: Whether you're an experienced developer seeking your next project or an investor looking to capitalize on Mandurah's growth, 40 Peel Street offers unrivalled potential. Don't miss your chance to secure this prime piece of real estate and transform it into a lucrative asset. Contact Jarrod Fleming from Harcourts Mandurah today at 0430 284 042 to schedule a viewing and discover the endless possibilities that await at 40 Peel Street, Mandurah.

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.