

5/42 Shannon Road, Mandurah, WA 6210

Mandurah

House For Sale

Friday, 19 January 2024

5/42 Shannon Road, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 277 m2

Type: House



June Robertson
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Buyers Over \$449,000

This charming townhouse in a quiet complex of 8, has a lovely, long term tenant with a lease through to September 2025. Offering open plan living downstairs and bedrooms upstairs, it has a great, easy living layout. Enter the front door through the security screen, and enjoy the spacious living, meals and kitchen area. Ideal for family get togethers. The patio, at the rear of the home, is accessed through sliding glass doors from this area, providing great indoor/outdoor living opportunities in a private courtyard. The split reverse cycle air-conditioning unit will keep you comfortable whatever the weather. Your friends can keep you company sitting at the breakfast bar while you whip up gourmet meals in the well laid out kitchen. I love having a laundry off the kitchen as I find it so handy. The guest toilet off the laundry will also prove convenient for family and guests rather than having them tramping upstairs to your bedroom area. At the top of the stairs, there is a landing area which would make a great area for your home office. All three bedrooms are good sizes and the 2 guest rooms have built in cupboards, while the main bedroom has a walk in robe. The main bedroom is semi ensuite to the bathroom which boasts a shower, corner bath and vanity. The toilet is separate. The ducted reverse cycle air-conditioning is an added bonus. Features include:- Outdoor shower in courtyard to wash away the beachy sand !3 bedrooms excellent sized, suitable for double beds, built-in robes Ducted reverse cycle air-conditioning upstairs 1 large bathroom with corner bath and separate toilet Downstairs powder room, handy for visitors Easy care tile flooring and a practical kitchen boasting breakfast bar, dishwasher, stainless steel appliances and generous storage Upstairs has a landing area ideal for a study or sitting area Very handy rear secure storage room to store your bikes, etc Easy care gardens (reticulated) Alarm This well maintained townhouse in a small, quiet complex, located on a peaceful street, is a short walk from the pristine beaches of Mandurah, the award winning Marina with its restaurants and shops, local shopping centre and public transport. Fees & Rates (Approximately): - Strata fees \$719.88 per quarter - Council Rates 1,800.00 per annum - Water Rates 1249.38 per annum What a great investment! However, you had better be quick or you will miss out! Call June Robertson on 0417 662 334 now! 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.