

52/130 Mandurah Terrace, Mandurah, WA 6210

THE AGENCY

Apartment For Sale

Saturday, 11 May 2024

52/130 Mandurah Terrace, Mandurah, WA 6210

Bedrooms: 2

Bathrooms: 1

Area: 64 m2

Type: Apartment



David Beshay
0460732432

Current Offer \$280k

Link: <https://anz.openn.com/app/p/cp052jsintpvi206okl0David> Beshay welcomes you to 52/130 Mandurah Terrace, Mandurah, where unparalleled coastal living awaits! Situated in the heart of Mandurah, this exquisite top-floor apartment offers an enviable location, mere steps from the beach, just 350m away, and the bustling Mandurah Foreshore, a leisurely 900m stroll. Boasting a coveted position within a wonderfully maintained complex, residents are treated to an array of resort-style amenities, including a large outdoor swimming pool, indulgent spa, tennis court, basketball court, trampolines and delightful playgrounds, ensuring endless entertainment and relaxation right at your doorstep. This two-bedroom, one-bathroom sanctuary epitomizes coastal chic, with its thoughtfully designed interiors and captivating views overlooking the picturesque tennis courts, promising a lifestyle of luxury and leisure. Ascending the stairs to the apartment, you're welcomed by a spacious balcony, offering the perfect setting for relaxation and gatherings with friends and family. Stepping inside, the open plan living, kitchen and dining areas, accentuated by high ceilings and expansive windows, fills the space with natural light, creating an inviting and airy atmosphere. Unwind in comfort with the convenience of a split system air conditioner, ensuring year-round enjoyment. The well-appointed kitchen, framed by picturesque windows, boasts an electric stove cooktop and oven, and stainless-steel double kitchen sink. The first floor additionally has a generously sized master bedroom and stylish family bathroom. Follow the stairs to discover the mezzanine, a spacious and versatile area ideal for a second bedroom or adaptable to suit your needs, whether it be a second living area, study or any other room you envision! Enjoy exclusive access to an array of resort-style amenities which promises endless entertainment for all ages. Perfectly positioned, this unit is just moment away from Mandurah's most coveted attractions, including the pristine Town Beach, Mandurah Foreshore and Dolphin Quay. Enjoy the convenience of having Mandurah Form, Mandurah Train Station and The Sands shopping complex all within a 5-minute drive. Boasting exceptional versatility, the apartment is ideal for both living and investment purposes, whether you choose to reside in it, rent it out, or utilise it as short-stay accommodation, such as Airbnb. For added convenience, the complex offers optional management services for Airbnb and cleaning, making hosting a breeze! Accommodating up to six guests comfortably, this unit is perfect for families seeking a memorable getaway. Currently listed on Airbnb for \$165 per night, with last year's rental income totally approximately \$42,308, this unit presents a lucrative investment opportunity!

Features:-
- Open plan living, kitchen and dining areas
- Spacious balcony on top floor apartment
- Resort style amenities including below ground outdoor pool, heated spa, trampolines, tennis court, basketball court and playground with BBQ area
- Generous master bedroom
- Chic family bathroom
- Split system air conditioner
- NBN connected
- Large mezzanine offering a versatile space for second bedroom
- 350m from Town Beach
- 900m from Mandurah Foreshore
- 950m from The Sands shopping complex
- 1.1km from Dolphin Quay
- 2.7km from Mandurah Forum
- 2.8km from Mandurah Train Station

Other Features:-
- 64sqm total strata area
- Built 1981 approx.
- Currently listed on Airbnb for \$165 per night
- Airbnb income for previous year: \$42,308.38 approx.
- Potential long-term rental income \$400-\$440 p/w
- Council rates: \$1,700 p/a approx.
- Water rates: \$1,392.68 p/a approx.
- Current Strata levy: \$2,353.21 p/q (01/04/2024 - 30/06/2024)
- Next strata levy proposed: \$1,182.50 p/q (01/07/2024 - 30/09/2024)

This immaculate coastal apartment is a true gem nestled in the vibrant heart of Mandurah. With resort-style amenities at your doorstep and located just a short 350m stroll to the beach, this property is ideal for homeowners, investors, FIFO workers, vacationing families, or anyone seeking a seamless transition to a comfortable and convenient lifestyle. This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at the Openn App/Website or contact David Beshay as soon as possible.

Link: <https://anz.openn.com/app/p/cp052jsintpvi206okl0> Your dream home awaits – call David Beshay today! 0460 732 432

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.