

**60/37 Dolphin Drive, Mandurah, WA 6210**

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**Apartment For Sale**

Friday, 1 December 2023

60/37 Dolphin Drive, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 130 m2**

**Type: Apartment**



For Sale By Owner WA  
0488847018

## **Best Offer over \$635,000**

The Phone Code for this property is: 57761. Please quote this number when phoning or texting. There is nothing to do other than move into this 3 bedroom, 2 bathroom top floor end apartment and enjoy the expansive views over Dolphin Pool. It is in a secure, resort style residential complex with a swimming pool, bbq area, gazebos, lush gardens, gym and sauna, while cafes, restaurants, bars, beaches, kids' play areas, shops, cinemas and the Mandurah Performing Arts Centre are a leisurely stroll away. The apartment has been renovated with new carpet to the 3 bedrooms, new kitchen appliances, modern recessed lighting and is freshly painted in neutral tones throughout. It has fully ducted, reverse cycle air conditioning for year round comfort. Internally there are 109 square metres of living space complemented by a generous 21 square metre balcony that has both living area and main bedroom access. The kitchen has lots of cupboard and pantry space, each bedroom has a built in robe with sliding mirror doors and there is a full size bath in the spacious second bathroom. Two secure, undercover side by side parking bays and a large storeroom are located beneath the building. Strata Fees: \$1835 per quarter (includes water use) Council Rates: \$2817 per annum Water Rates: \$1526 per annum Just call or text to arrange a viewing. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.