

**7/43-45 Cooper Street, Mandurah, WA 6210**

Mandurah

**Sold Villa**

Wednesday, 27 September 2023

7/43-45 Cooper Street, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 249 m2**

**Type: Villa**

**\$430,000**

Chris Parsons from Harcourts Mandurah proudly presents 7/43-45 Cooper Street, Mandurah to the market. Positioned in the heart of Mandurah, this well presented three bedroom, two bathroom freestanding villa enjoys a prime location, with shopping, entertaining and our pristine coastline just minutes away. Whether you are downsizing, looking to purchase your first home or want to add to your investment portfolio and take advantage of Mandurah's booming rental market, this property is a must see. A sheltered portico welcomes you inside, where you are greeted with the open plan living area. The kitchen features a large island bench, wood look cabinetry, pantry and abundant storage. Tiled flooring allows for easy cleaning and the reverse cycle air conditioning will assure your seasonal comfort. Glass sliding doors take you out to the enclosed paved courtyard where shade cloth has been installed for privacy and will be the perfect place for your morning coffee in the sun or an afternoon get together with friends. The master bedroom features reverse cycle air conditioning, walk in robe and ensuite with shower and toilet. Two minor bedrooms both feature built in robes and are located close to the main bathroom with shower and bath. Features include:

- Excellent location in the heart of Mandurah
- Three bedrooms, two bathrooms
- Open plan living area with high ceilings and easy care tiled flooring
- Master bedroom with walk in robe and ensuite
- Minor bedrooms with built in robes
- Enclosed, paved courtyard
- 6m x 6m (approx.) double garage with shopper's entrance

Location wise, it doesn't get much better than this! Mandurah Forum, the bustling Foreshore and our amazing beaches are all in walking distance, allowing you to explore this beautiful town on foot. The train station is just under 2km (approx.) away making for an easy commute to Perth. To arrange a time to view this incredible opportunity, please call Chris on 0459 752 640 today! 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.