

7/45-51 Sholl Street, Mandurah, WA 6210

Mandurah

House For Sale

Wednesday, 14 February 2024

7/45-51 Sholl Street, Mandurah, WA 6210

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 118 m2

Type: House



Jarrod Fleming
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Offers Over \$309,000

Jarrold Fleming from Harcourts Mandurah is excited to showcase 7/45 Sholl Street, Mandurah. This pristine two-bedroom brick and tile residence is nestled within an 'Over 55's' complex, located in one of Mandurah's most desirable streets. Positioned just a stone's throw away from the vibrant Mandurah Foreshore and in close proximity to the city centre shopping district, this property offers the ultimate blend of lifestyle and convenience. Upon entering, you'll be greeted by a welcoming living room featuring stylish tiling in the central area, ensuring both durability and aesthetics. Complete with an air-conditioner and ceiling fan, this space provides year-round comfort. The adjacent kitchen boasts wood-look vinyl flooring and abundant storage space, including overhead and under-bench cabinets and a pantry. With a wall oven and electric cooktop, meal preparation is a breeze. Step outside to the enclosed patio, offering a secluded retreat to unwind and entertain. The low-maintenance brick-paved yard provides the ideal backdrop for gardening enthusiasts. The master bedroom boasts a built-in robe and ceiling fan, comfortably accommodating a queen-sized bed. Meanwhile, the second bedroom, adjacent to the living area, offers versatility as a home office or craft room. The combined bathroom and laundry area features a shower, vanity unit, and laundry trough, with a separate toilet for added convenience. For peace of mind, security screen doors and windows have been installed, along with roller shutters on the front of the home. Additional storage is available in a cupboard near the entrance and a brick storeroom. Key features include:

- Two-bedroom brick and tile home in Over-55's complex
- Tiled central living area for durability and aesthetics
- Air-conditioned living room with ceiling fan
- Well-appointed kitchen with pantry and ample storage
- Enclosed outdoor patio
- Security doors and roller shutters
- Solar panels

With its convenient location and low-maintenance lifestyle, this property presents an excellent opportunity to downsize and enjoy all that central Mandurah has to offer. Explore the nearby cafes, restaurants, and waterfront attractions at your leisure. Don't miss out on this exceptional opportunity! Contact Jarrold Fleming 0430 284 042 - Harcourts Mandurah today, to arrange a viewing. We're here to help you with your property journey! 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.