

9/45-51 Sholl Street, Mandurah, WA 6210



Unit For Sale

Friday, 16 February 2024

9/45-51 Sholl Street, Mandurah, WA 6210

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 113 m2

Type: Unit



Martha Malkovic
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Offers Over \$299,000 Walk To The Foreshore

Built to provide a safe community for those over 55. You will discover an extremely well presented and located 2 bedroom, 1 bathroom home is in the heart of Mandurah just a short stroll to the Foreshore and the all the eateries on offer.... Imagine a carefree lifestyle surrounded by respectful residents. Property Features; A galley kitchen with gas hot plate, wall mounted oven + grill and overhead cupboards Spacious bathroom and laundry Combo Living area with ceiling fan and wall mounted air-conditioner Lovely courtyard with small garden Security Screens Bedroom 1 with ceiling fan and built in robe Bedroom 2 off the living can be used as a Dining/Study/Extended Living Area Sun room to the rear of the property Ceiling Fans Electric Hot Water System Designated storeroom Brick and tile construction Designated carport parking Water Rates \$1005/yr approx Council rates \$1800/yr approx Strata Fees \$1554.90/yr approx *No Pets The well cared for complex has low strata fees, the unit must have at least one person reside there who is 55 or over. You will need to be quick to secure this downsized living. PRIME Mandurah Location offering: Just under 200m to the Mandurah's Eastern Foreshore, featuring restaurants, shopping, beautiful walking paths, health care, fishing spots 1.5kms to the newly developed Mandurah Forum Shopping Precinct A 5 minute drive to Mandurah Train Station, offering easy access to Rockingham and Perth A 5 minute drive to Mandurah's Award Winning Ocean Marina, with restaurants, shopping and more A 5 minute drive to beautiful fishing & swimming beaches in the beach suburb of Silver Sands. Mandurah is developing and expanding fast, don't miss your opportunity to secure a quality home and fantastic location in one! Looking online is one thing, but nothing beats seeing the real thing. Contact Exclusive Listing Agent Martha Malkovic 0439 930 043 to discuss this fabulous property and arrange a viewing - martha@kevingreen.com.au. 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.