

**9/74 Rockford Street, Mandurah, WA 6210**

**Sold Unit**

Monday, 6 November 2023

9/74 Rockford Street, Mandurah, WA 6210

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Andre Manzoni  
0895003118

**\$275,000**

Affordable First Home, Downsizer or Investment is this solid brick home situated in the very sought-after Mandurah / Silver Sands Area. This unit is within walking distance to the Beach, Shopping Centre, Restaurants and Medical Facilities. Great value to be had here considering Unit 7 in the same complex just sold for \$299,000. Semi Renovated, this Unit Presents lovely with nothing to do. Rockford Court is 74-76 Rockford St Mandurah and comprises a total of 3642 sqm with only 10 Units on the site. For the Investor, you could achieve Approx. \$330+/week rent in the current market. Some Features Include:-

- Open Plan Living / Dining
- Split System Air Con Unit.
- Skylight in Kitchen.
- Fans in Both Bedrooms.
- Master includes 2 Door BIR.
- NBN Internet ready to go.
- Alfresco for Entertaining.
- Front Patio for relaxing.
- Under Cover Parking +
- Front of Unit Parking.
- Guest Parking available.

This lovely Unit is move in ready so be quick if you looking to escape the crazy Rental market or looking for a great downsizer and wish to embrace the coastal lifestyle. Viewings by Appointment, call Andre on 0421 168 943 to view. Rates & Fees:- Council Approx. \$1690 / Annum Water Approx. \$1050 / Annum Strata \$462.50 / Quarter (Includes Water Usage). \*Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Mandurah Agents provides this copy write without any express or implied warranty as to its accuracy. Any reliance placed upon this write up is at the client's own risk. Mandurah Agents accept no responsibility for the results of any actions taken, or reliance placed upon this document\*