

# 92/16 Dolphin Drive, Mandurah, WA 6210

ACTON **belle**  
PROPERTY

## Sold Apartment

Wednesday, 3 April 2024

92/16 Dolphin Drive, Mandurah, WA 6210

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 106 m2**

**Type: Apartment**



Brody Harris  
0895502000



Emma Pinington  
0895502000

## Contact agent

World class marina location with unmatched amenities. Brody & Emma from Acton Belle Property are excited to introduce this incredible resort-style apartment, enviably located in the best spot in town, the heart of the ocean marina. Situated within the renowned Seashells resort that allows you to enjoy it as your permanent residence, a vacation retreat, and even have the option to rent it out for short-term or long-term stays, creating a lucrative source of income. Stylishly appointed with quality finishes and boasting a generous indoor/outdoor design, this two-bedroom apartment comes fully furnished, with secure access and full use of the exceptional facilities including oceanfront swimming pool and tennis court. Just footsteps from an array of thriving restaurants, cafes, bars, shops, entertainment, beach and so much more, this one offers the ultimate lock and leave lifestyle, perfectly suited for couples, investors, retirees, down sizers or weekenders. Distinctive features:

- 170sqm lot, 106sqm floorplan, 2007 construction
- 2 bedroom, 2 bathroom configuration
- 2 car garage with large store room
- Secure complex with gated garage parking and intercom access
- Use of resort facilities including oceanfront swimming pool and tennis court
- Functional free-flowing design and indoor/outdoor living
- Expansive balcony for protected outdoor entertaining
- Stunning waterfall stone kitchen with stainless steel appliances and dishwasher
- Master suite with balcony access, and adjoining ensuite with luxurious spa bath
- Reverse cycle air conditioning, ceiling fans, secure intercom access
- Easy care lock and leave lifestyle, ideally suited for couples, investors, retirees, down sizers or weekenders
- Sought-after central location with all entertainment and amenities at your fingertips including; marina, beach, town, restaurants, cafes, bars, shops, parks, schools & transport

• Approximate rental appraisal of \$600-650 per week for a long-term lease

Approximate outgoings:

- Strata Levy: \$2,743 per quarter
- Council Rates: \$2,500 per annum
- Water Rates: \$1,865 per annum

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