

**5/106 MANDURAH TERRACE, Mandurah, WA 6210** Raine&Horne.

**Apartment For Sale**

Thursday, 30 November 2023

5/106 MANDURAH TERRACE, Mandurah, WA 6210

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Peter Vetten  
0895810777

**\$465,000**

The choice is yours, you can reside in the residence and still make a good positive income after ALL outgoings are paid or if you prefer you can lease out the whole property as this property is a Residential premises PLUS there is a securely leased Commercial Unit on the ground floor that brings in approx \$15,600pa gross lease (ie includes the outgoings) so if you live in it you will also have excess funds to go toward any mortgage you may have. The property is a modern 2013 build, 3 storey townhouse style property on a survey-strata. The ground floor is leased for commercial use and leased to a health and beauty salon who have been there for approx. 2 years, they have just extended their lease to December 2025 with a further 3-year option to extend the lease. Upstairs is a two-storey very spacious one bedroom with ensuite and a powder room off the living area. This isn't a poky one bedroom, it is huge by one-bedroom standards with over 100m<sup>2</sup> of living area (refer Floorplan) which on the first floor provides a kitchen, laundry and living areas being approx. 70m<sup>2</sup> plus a 10.5m<sup>2</sup> balcony in total and then on the top floor is the main bedroom and ensuite of approx. 37m<sup>2</sup>. The unit is airconditioned and comes fully furnished. The resident also has full access to the outdoor swimming pool. This property is a great little investment if you want to lease out the residential portion that can give a high return as we are getting \$460 per week (lease expiring soon) as it is furnished and therefore will provide the potential for doing both property and furniture depreciation to maximise the net returns to the astute buyer. Also it is set up for Air BNB which is an approved use. Call or email Peter Vetten for more information. **DISCLAIMER:** Every care has been taken to verify the accuracy of the information contained in this advertisement, but no warranty (either express or implied) is given by Raine & Horne or its agent, as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property.