

**9/45 Sholl Street, Mandurah, WA, 6210**



**Sold Unit**

Saturday, 17 August 2024

9/45 Sholl Street, Mandurah, WA, 6210

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Martha Malkovic  
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## **SOLD By Martha Malkovic 0439 930 043**

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:

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