

**2/7 Cygni St, Mandurah, WA, 6210**

**exp** Australia

**Sold Duplex Semi-detached**

Thursday, 17 October 2024

2/7 Cygni St, Mandurah, WA, 6210

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex Semi-detached**



Kathryn Fiorenza  
0427475661

## Very tidy unit offered via eXp Offers

Kathryn Fiorenza of eXp Australia is pleased to present to the market this two bedroom one bathroom property.

Centrally located this duplex unit has been well maintained and sits on approximately 506m<sup>2</sup> block.

Features of this property are:

- Single Carport with parking space for other vehicles.
- Brick & tile
- Two bedrooms, carpeted both with robes (one with R/C Airconditioning)
- Combined lounge/dining
- Second split air-conditioning units in lounge
- Modern Kitchen with plenty of storage
- Rear Enclosed patio
- Security screens
- This property is on Gas bottles
- Storage hot water system
- Powered Garden shed
- Clothesline
- Development opportunities (room for Granny flat at rear of property)
- Bore reticulation

Cygni Street is easy access to amenities, 173m from the nearest bus stop, just over 600m to the Mandurah forum & Aquatic Centre. Nearby Dudley Park Primary, Mandurah Catholic College.

eXp Offers is an online platform that provides complete transparency through the sales process.

For more information on the unit, sales process or to register as a bidder please contact Kathryn from eXp on 0427 475 661.

WATER RATES: \$1070pa (approx)

SHIRE RATES: \$1777pa (approx)

STRATA: \$0

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