

21a Day Road, Mandurah, WA 6210

ACTON

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PROPERTY

Duplex/Semi-detached For Sale

Tuesday, 25 June 2024

21a Day Road, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 146 m2

Type:

Duplex/Semi-detached



Brody Harris
0895502000



Emma Pinington
0895502000

Awaiting Price Guide

Quiet & convenient investment in the heart of town. Brody & Emma from Team Harris warmly welcome, 21a Day Road, Mandurah to the market. This rear duplex unit is situated within a quiet cul-de-sac in the very heart of town, a mere 540 meters* from the beach and the vibrant foreshore strip, offering an abundance of waterfront cafes, bars, parks, the ocean marina, and a plethora of entertainment options, all within easy reach. Offering an idyllic lifestyle that perfectly blends privacy, security and convenience, the property is tucked away from the street, with electric front gates, secure parking and roller shutters - making it the perfect lock and leave option. Boasting a 3 bedroom, 1 bathroom floorplan with light and bright open plan living areas, freshly painted throughout with neutral tones and equipped with ducted air-conditioning for year-round comfort. Outside offers a completely low-maintenance area with plenty of space for entertaining, a spacious double garage with secure storage nook and electric front gates space for extra parking if required. If you're seeking an affordable opportunity that is move-in ready, this property ticks all the boxes for a great investment option, retirement, first home, short-stay or holiday home. With the financial freedom of no strata fees and a potential rental return of \$450 - \$500 per week, you had better be quick to secure this central gem! Distinctive features:

- 392sqm lot, 146sqm build, 2002 build
- Private cul-de-sac location in the heart of town
- Rear duplex unit with no strata fees
- 3 bedrooms all fit with built-in robes
- Double garage parking with secure store area
- Light and bright open plan design
- Spacious kitchen with stainless steel appliances, dishwasher and plenty of bench space
- Freshly painted throughout with neutral tones
- Ducted evaporative air-conditioning
- Easy-care paved outdoors with plenty of space to entertain
- Extremely low-maintenance, ideal lock and leave option
- Highly secure with electric front gates, secure garage and roller shutters to windows
- Easy-care inner-city lifestyle, perfectly suited for first home buyers, budding families, retirees, holiday makers or investors
- Sought-after central location just 540m* to the beach and foreshore, with all amenities at your fingertips including; marina, town, restaurants, cafes, bars, shops, parks, schools & transport

Approximate outgoings include:

- Council Rates: \$1,760 per annum
- Water Rates: \$1,250 per annum
- Strata Levies: Not applicable*

Distance measured as the crow flies. INFORMATION DISCLAIMER: This information is presented for the purpose of promoting and marketing this property. While we have taken every reasonable measure to ensure the accuracy of the information provided, we do not provide any warranty or guarantee concerning its correctness. Acton | Belle Property Mandurah disclaims any responsibility for inaccuracies, errors, or omissions that may occur. We strongly advise all interested parties to conduct their own independent inquiries and verifications to confirm the accuracy of the information presented herein, prior to making an offer on the property.