

**1/14 Park Road, Mandurah, WA, 6210**

Mandurah

**House For Sale**

Saturday, 17 August 2024

1/14 Park Road, Mandurah, WA, 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jarrod Fleming  
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## Investing? I'm Near the Station & Forum!

Jarrold Fleming from Harcourts Mandurah warmly welcomes 1/14 Park Road, Mandurah to the market. With a quality tenant in place and sitting in a fantastic location for access to Mandurah Station and Mandurah Forum, this property could be the perfect place to start for first time investors, or as an addition to an existing portfolio.

This ground floor unit is well designed, with an open plan living area and neutral decor throughout. The kitchen is equipped with stainless steel appliances including an under bench oven, gas cooktop and range hood, and there is a good sized pantry. The kitchen cabinetry forms an L-shape, open to the lounge and dining space and a split system air conditioner is installed here for heating and cooling. Two doors, each with a security screen lead to the front and rear of the property, and at the rear there is a handy store room measuring approximately 1.6 metres x 2.5 metres.

The master bedroom is king-sized, with twin robes and an ensuite bathroom which includes a shower, vanity unit with basin and mirror, and a toilet. The second bathroom is combined with the laundry and is positioned for easy access from the two guest / family bedrooms, each of these have their own built-in robes. A huge bonus is the activity room which separates the living area from these rooms, and could be used as a study, playroom or second sitting / dining area as needed.

Public open space at 'Rotary Park' is just across the road, and the train station is under 2 kilometres away by car or just approximately 1 kilometre if walking, and Mandurah Forum is only approximately 1 kilometre away. This is a very handy location!

It will be my pleasure to show you through this neat and low maintenance property! To arrange your viewing, please call me today, Jarrold Fleming from Harcourts Mandurah on 0430 284 042.

### Featuring:

- Ground floor unit in convenient location
- Public open space at 'Rotary Park' just across the road
- Master bedroom with ensuite and twin built-in robe
- Two family / guest bedrooms with built-in robes
- Second bathroom / laundry combined
- Open plan living, dining and kitchen area
- Activity room / study
- Neutral decor
- Timber laminate flooring
- Stainless steel appliances
- Fridge recess
- Pantry
- High ceilings
- Split system air-conditioner
- Security screen doors at front and back
- Instantaneous hot water system
- Reticulated front yard
- Storeroom 1.6m x 2.5 m (approx.)
- Single carport
- Quality tenant in place
- 1km walk or under 2km by car to Mandurah Station (approx.)
- 1km to Mandurah Forum (approx.)

This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the

information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.