

11 Scott Street, Mandurah, WA 6210

SaleByHomeOwner
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House For Sale

Wednesday, 10 July 2024

11 Scott Street, Mandurah, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1020 m2

Type: House



Sale By Home Owner
1300609392

Offers above \$720,000

The phone enquiry code for this property is - 6228

Nestled in the vibrant heart of Mandurah, 11 Scott Street presents an exceptional opportunity for families, investors, and business owners alike, seeking a substantial property with a blend of comfort, convenience, and potential. This distinguished four-bedroom, two-bathroom residence, constructed by the reputable Peter Stannard Homes in 1984, stands proudly on a generous 1020 square metre allotment (R100 zoned). The solid brick and tile home is a testament to quality craftsmanship, boasting a durable jarrah roof that adds character and longevity. Inside, approximately 220 square metres of living space is complemented by an additional 86 square metres encompassing a veranda, pergola, and carport, providing ample space for relaxation and entertainment. The house features four separate living areas to cater to the needs of a bustling family life. The presence of ducted evaporative Breeze Air conditioning (replaced in 2022) ensures your comfort during the warm summer months, and a wood-fired heater for those chilly winter nights. The home's security doors and screens offer peace of mind. For the green-thumbed, the bore and reticulated gardens maintain the property's lush surroundings. The culinary enthusiasts will appreciate the well-appointed kitchen with its gas stove cooktop and double electric wall oven. A sizeable 6x6m powered workshop/garage will delight any hobbyist or provide additional storage. This property's R100 zoning allows for both commercial and residential use, presenting a unique investment opportunity. Situated within close proximity to a myriad of local amenities including train station, foreshore, shopping forum, hospital, and schools, this address ensures a lifestyle of convenience. A bus stop just two houses down further adds to the accessibility of the location. With a substantial land size, extensive living spaces, and a robust rental income of \$700 per week, 11 Scott Street, Mandurah is a property that promises a blend of lifestyle and investment potential. Council Rates: \$2071.89 Water Rates: \$1520.00 approx. Disclaimer: The above information has been collected from relevant sources, however the accuracy cannot be guaranteed, nor do we accept responsibility for its accuracy. Interested parties should conduct their own research to determine the accuracy of information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.