

11 Third Ave, Mandurah, WA, 6210

ACTON

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PROPERTY

Sold House

Saturday, 17 August 2024

11 Third Ave, Mandurah, WA, 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Sold by Team Aaron Boud - Acton | Belle Property

Welcome to 11 Third Avenue, a meticulously maintained 3-bedroom, 1-bathroom home, situated on a generous 809sqm block with subdivision potential. With an additional self-contained 1x1 granny flat, sub metered (electricity and water) and boasting its own access, this property presents the perfect opportunity for dual-income potential.

The open-plan living area of the main home features soaring pitched ceilings and a well-appointed kitchen equipped with ample storage, stainless steel appliances, and garden views. A separate TV lounge extends the living space, continuing the theme of high ceilings, and complete with ceiling fans. Adjacent lies an extra lounge area offering versatility as a separate theatre, study, or even the potential for a 4th bedroom.

The bedroom wing comprises of three generously sized bedrooms, all with ceiling fans, accompanied by a renovated bathroom with floor-to-ceiling tiles, and a separate toilet.

Outside, the low-maintenance gardens strike a perfect balance between lush lawn, a veggie patch, and an entertainment area under the veranda. Here you will also find the granny flat complete with a kitchenette, living area, bathroom and reverse cycle air conditioning. This versatile space could accommodate family or friends, or serve as a second investment opportunity.

The outdoor amenities continue with side access and a powered workshop, ideal for hobbies or additional vehicle storage.

Main residence 3x1 home rental estimate: \$480 - \$530 p/w.

Granny flat 1x1 rental estimate: \$300 - \$350 p/w.

This property offers a myriad of possibilities for both living and investment. Contact Aaron Boud today on 0432 028 483 for more information.

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