

36 Anstruther Road, Mandurah, WA 6210

Mandurah

House For Sale

Friday, 3 May 2024

36 Anstruther Road, Mandurah, WA 6210

Bedrooms: 5

Bathrooms: 2

Parkings: 9

Area: 792 m2

Type: House



Grant Robinson
0895819999

From \$640,000

Situated on the prestigious corner of Anstruther Rd and Davey St, this immaculate commercial property offers an unparalleled opportunity for investors and business owners alike. Boasting a generous 792sqm of space and zoned R100 for mixed-use commercial and residential purposes, this property is a rare find in such a sought-after area. Step inside to discover a professionally designed office space that exudes sophistication and functionality. The layout includes a welcoming reception area, seven spacious offices, a large boardroom perfect for meetings and presentations and two convenient storage rooms along with a walk-in storage area to keep your business essentials organized. Enjoy the abundance of natural light that floods the space, thanks to a central garden feature that creates a refreshing and airy atmosphere throughout. Modern amenities abound, including NBN fibre to the premises, ducted reverse air conditioning and four separate split reverse cycle air conditioning systems to ensure comfort year-round. Staff amenities are plentiful, with a fully equipped bathroom complete with a shower, separate toilet facilities, including a disabled toilet for accessibility and a well-appointed kitchen area for breaks and meal preparation. Parking is never an issue with space for up to nine cars on-site, providing convenience for both employees and clients alike. For investors, the option to rent back from the sellers is available, or capitalize on the separate external entry points to lease out the three rear offices independently for additional income streams. Don't miss out on this incredible opportunity to secure a prime piece of real estate in a high-profile location. Arrange a viewing today and take the next step towards elevating your business to new heights! For more information or to schedule a viewing, please contact Grant Robinson on 0409016852. 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.