

**38a Randell St, Mandurah, WA, 6210**



**Sold House**

Saturday, 17 August 2024

38a Randell St, Mandurah, WA, 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Gopika Kaku  
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## Love At First Sight! CBD Villa - No Strata Fees!

Prepare to fall in love with this meticulously maintained, front-facing villa. This home is sure to captivate prospective homeowners, savvy investors, or those seeking to downsize. The location is unbeatable, just a short walk from the Aldi shopping centre and a short drive to Mandurah Forum, catering to all your shopping desires. Immerse yourself in waterfront lifestyle on Mandurah's foreshore, less than 1.2 km away, offering opportunities for bike rides, as well as an array of cafes and restaurants.

The contemporary open-plan kitchen boasts gas cooking, an electric oven, abundant storage, and a pantry. The easy care garden at the back, featuring a low-maintenance paved area. A retreat to relax and unwind and cultivate your preferred herbs and veges.

### Key Features:

- Three bedrooms, 2 bathrooms
- Master bedroom with an ensuite and walk-in wardrobe
- Sunny living area with indoor outdoor flow to the private courtyard.
- Security screens front and back
- Central Vacuum for your convenience
- Roof recently painted plus new guttering
- New flooring in living areas
- Private driveway, double internal access garage.
- Split-system air conditioning in the living area as well as in one of the bedrooms
- No strata fees

### Additional Features:

- Council Rate: Approximately \$1900 per year
- Land area: Approximately 379 m<sup>2</sup>
- Floor area: Approximately 137 m<sup>2</sup>
- Rental Appraisal : \$500 to \$560
- Year Built: 1995

Having cherished their time in this delightful home and creating fond memories over 5 years of ownership, our sellers are now ready to embark on a new journey. Don't miss this outstanding opportunity; call Gopika TODAY to discuss further.

Disclaimer: Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.