

**4/21 Fourth Ave, Mandurah, WA, 6210**



**Leased Unit**

Saturday, 17 August 2024

4/21 Fourth Ave, Mandurah, WA, 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

## **Fantastic Location! - Close to Everything Mandurah**

Unfurnished: 3 bedrooms, Open Plan Living, Double Garage

This modern three-bedroom, two-bathroom home located opposite beautiful Tickner Reserve and within easy walking distance of all Mandurah has to offer, front standalone unit, with double lock up garage and plenty of driveway parking.

Situated just a short stroll from, Mandurah Forum, Mandurah Aquatic Centre, Mandurah Library Dudley Park Primary School, and with Mandurah Train Station and the picturesque foreshore only moments away.

Step inside to light and bright decor to discover the front wing of home with 2-good size bedrooms 2 and 3 security roller shutters, slim line venetian blinds, and carpets, are central to the stylish main bathroom and separate toilet, huge linen walk-in cupboard, and Spacious laundry.

Follow through to the large open plan dining/living area, it is light filled complete with a reverse cycle split system.

A spacious well-appointed kitchen, equipped with stainless steel cooking appliances, Gas cooktop, electric oven and dishwasher, good sized pantry for plenty of storage.

The good-sized master bedroom is located to rear of home which makes good separation, complete with split system air-conditioning, sliding door robe with shelf and hanging space, the well-appointed ensuite is large and spacious boasting shower, vanity and WC.

The rear open plan living with sliding glass door opens out to the rear low maintenance yard.

Rear yard has high colour bond fencing for privacy and security let the children play safely in the very secure private fenced yard, low maintenance artificial turf, the front yard with low maintenance lawns and gardens.

This home is perfect for lock and leave or a busy work schedule.

Property Features Include:

- Wood look flooring main living areas, carpets to bedrooms and slim line blinds.
- Dishwasher
- Good size Minor Bedrooms with built-in robes
- Master Bedroom boasts double sliding door robe, modern ensuite
- Double garage with remote-control and access shoppers' entry door
- Split air-conditioner
- Low maintenance gardens
- Window roller shutters to front bedrooms

Pet maybe considered on application.

\*\*\*Please note the lessor makes no representations about the availability of CTV/Alarms, telephone lines, internet lines or any other communications services to the premises. The tenant must make their own enquiries regarding the availability, cost and/or installation of those services.

Own your own investment property? If you are looking for property management services, we would love to hear from you. Contact our office on 9586 5555 or [reception2.mandurah@ljhooker.com.au](mailto:reception2.mandurah@ljhooker.com.au) for a no-obligation and confidential conversation.

A direct link to our online application will be sent via SMS after viewing attended.

\* Please note we do NOT accept 1Form applications\*

PLEASE READ - Important information regarding viewings.

To arrange a viewing please click the "Contact Agent" button or the "Book Inspection" button and you will be sent an instant reply to register for the scheduled viewing/s

To be notified of viewing changes and cancellations, please register your details as above for the viewing. Notifications will not be sent if you are not registered.

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