

5 Myerick Street, Mandurah, WA 6210

ACTON

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PROPERTY

House For Sale

Friday, 19 April 2024

5 Myerick Street, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 817 m²

Type: House



Vanessa Bekins
0895502000



Julie Isherwood
0895502000

Offers over \$449,000

A convenient 3 bedroom 1 bathroom layout on an expansive 817 sqm block perfectly located in central Mandurah, 5 Myerick Street, provides opportunities for everyone. With a rental appraisal of \$460 - \$500 per week, this property is a savvy investment or the perfect step into your first home, with the added potential to add a granny flat for further income opportunities or a dual living property. The interior features open-plan living and with sliding doors to the lounge you can create the home theatre experience. The updated kitchen features stainless steel appliances, a freestanding gas top stove, along with overhead cupboards providing ample storage space for all your culinary needs. New vinyl plank flooring through the living areas brings a modern touch. The 3 bedrooms all feature built-in robes, white cedar blinds and new carpet while the original bathroom features a bath and separate toilet. The high ceilings and neutral tones throughout enhance the sense of space and openness. For year-round comfort, the property is equipped with ceiling fans and a split reverse cycle air conditioning system. Outside, the property offers a spacious grassed backyard, providing ample room for outdoor activities and entertaining. The patio is a great spot to relax and unwind or simply enjoy a BBQ with friends and family. A large workshop with patio could be the ultimate man cave while the garden shed caters to those with hobbies or storage needs. Garden enthusiasts will appreciate the presence of a veggie garden area at the rear of the property, ideal for cultivating fresh produce right at home. The property's great location enhances its appeal, making it a promising investment or for those seeking a spacious home with the potential for customisation. Located within walking distance to Silver Sands shops, Silver Sands Beach, Silver Sands Tavern, Town Beach and Mandurah foreshore. Mandurah Train station and public amenities are also only moments away. Water rates: \$1,144 Council rates: \$1,800 Zone: R20 Offers close Wednesday 24th April 2024

All home opens will be as advertised, the property will not be sold prior to this time. INFORMATION DISCLAIMER: This information is presented for the purpose of promoting and marketing this property. Whilst we have taken every reasonable measure to ensure the accuracy of the information provided, we do not provide any warranty or guarantee concerning its correctness. Acton | Belle Property Mandurah disclaims any responsibility for inaccuracies, errors, or omissions that may occur. We strongly advise all interested parties to conduct their own independent inquiries and verifications to confirm the accuracy of the information presented herein, prior to making an offer on the property.