

9 Stirling Grove, Mandurah, WA 6210

House For Sale

Monday, 1 July 2024

9 Stirling Grove, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 717 m2

Type: House



Vanessa Bekins
0895502000

Offer over \$499,000

Tenanted until February 2025 with long-term tenants, this is the perfect investment opportunity. Welcome to this delightful 3-bedroom, 1-bathroom home set on a generous 717m² block in the heart of Mandurah. Located within walking distance to the Mandurah Train Station, Mandurah Forum Shopping Centre, and local schools. Whether you're commuting, shopping, or taking the kids to school, everything you need is within close reach. As you step inside, you'll find a welcoming entry and a separate sunken lounge, perfect for family gatherings or cosy quiet evenings. The open-plan living area at the rear of the home, creates a sense of space and connects to the outdoor alfresco, perfect for entertaining guests. The kitchen is the heart of the home, featuring a gas freestanding oven, double sink, and walk-in pantry, providing ample storage and convenience. A breakfast bar offers a casual dining option, perfect for busy mornings or quick meals. Comfort is assured year-round with a tile fire for warmth during cooler months and a split system reverse cycle air conditioning unit. Solar panels assist in keeping living expenses minimal. Outside, the property features a 20x20m powered workshop, ideal for hobbies or additional storage, a double carport and a further open space suitable for vehicle or trailer parking. The fully fenced yard ensures privacy and security, while the expansive rear lawn is perfect for children and pets to play. Don't miss the chance to make this property a valuable addition to your investment portfolio. Rental appraisal - \$540-\$580pw Council rates - \$2,100pa Water rates - \$1,398pa

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.