

1/44 Rockford Street, Mandurah, WA 6210



Unit For Sale

Wednesday, 29 November 2023

1/44 Rockford Street, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 120 m2

Type: Unit



Martha Malkovic
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O/O \$349,000 DUPLEX - Walk To The Beach

Nestled in the vibrant northern heart of Mandurah, this charming three-bedroom, one-bathroom front duplex at 1/44 Rockford Street offers an exceptional opportunity to embrace the quintessential coastal lifestyle. Positioned strategically, this home boasts convenience at its core. Experience the allure of Mandurah's picturesque Foreshore, just a delightful 13-minute stroll away. Feel the gentle sea breeze as you explore the beauty of the shoreline, offering tranquil walks and stunning views. Equally close is the Town Beach, a mere 12-minute walk in the opposite direction, providing endless opportunities for relaxation and seaside enjoyment. Property Features; Privately tucked away behind the front fence and a gated entrance, this brick and tile home has all of the essentials covered, complete with a freestanding carport plus plenty of additional parking behind the gate. Stepping under the porch and inside the home, you will arrive in a formal entrance hall which adjoins the lounge, serviced by a ceiling fan and a split system for air conditioning. Continuing further inside, the dining and kitchen connect with the lounge and offer access outdoors to an undercover area overlooking the front yard with established lawns and gardens. The three bedrooms all hold built in robes and are located nearby to the bathroom, wc and laundry. A patio runs along the side of the home, offering a protected spot to sit outside or barbeque undercover all year round. Currently tenanted at \$380/week till Feb 2024 No strata Fees. Approx 500sqm House 120sqm Water Rates \$1125/yr approx. Council Rates \$1700/ye approx. Living at 1/44 Rockford Street means embracing Mandurah's unique lifestyle. Indulge in a myriad of leisure activities, from waterfront dining and entertainment options to exploring local markets and community events. Enjoy the convenience of nearby amenities, schools, and transportation options, adding ease to your daily routine. Looking online is one thing, but nothing beats seeing the real thing. Contact Selling Agent Martha Malkovic on 0439 930 043 or martha@kevingreen.com.au to arrange your tour. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. Martha Malkovic 0439 930 043 martha@kevingreen.com.au