

**1/60 Sutton St, Mandurah, WA, 6210**



**Sold Unit**

Saturday, 17 August 2024

1/60 Sutton St, Mandurah, WA, 6210

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Martha Malkovic  
0895340006

## **SOLD By Martha Malkovic 0439 930 043**

We welcome to the market this rear unit at 60 Sutton Street Mandurah where you will find an energy efficient passive solar designed home, ready for you to move into.

\*When coming to view, please park on the Sutton Street roadside parking, not in the complex itself.

This extremely well maintained home offers two well-proportioned bedrooms, one wheelchair accessible bathroom/laundry, and a blend of modern conveniences like fixed sun control louvres for more sustainable living, a reverse cycle split system, ceiling fans, security screens and tiled flooring throughout.

Car accommodation includes a carport with parking for a second car in tandem, plus additional room/storage shed at the rear.

No Strata Fees.

Property Features;

2 bedrooms with built in robes

1 bathroom and laundry

The shower area is equipped with grab rails, overhead & hand-held shower

Wide hallways and doorways

Flush tracks throughout

Open plan living and dining off the kitchen

Spacious lounge room overlooks the garden

Neat kitchen with gas cooktop

North facing paved private courtyard

Established gardens

Built in 2003

Complex of 3 units

Brick and Tin construction

Gas instantaneous hot water system

181sqm plot

Council Rates \$ 1700/yr approx.

Water rates \$1005/yr approx.

Strata Fees \$ NIL

These subtle well thought out features can suit a range of mobility requirements and can be adjusted to suit individual needs, from those with a child with disabilities to older people with mobility issues who want to live independently at home. This truly is a rare and unique property.

Thoughtfully designed for Universal Access, meaning you can reside at this property should your health requirements change over time.

And not to mention the location....This property is located within minutes' drive to all major shopping outlets for all your shopping needs and not even a minute walk to the foreshore!

Whether it be gyms, cafes & restaurants. Everything is within proximity. Also, a 5 minute drive to freeway access adds to an already enviable position.

The location of this home is truly ideal. Convenience is an understatement!

Looking online is one thing, but nothing beats seeing the real thing!

Contact Exclusive Listing Agent Martha Malkovic 0439 930 043 to discuss this fabulous property and arrange a viewing.  
Email - martha@kevingreen.com.au.

**Disclaimer:**

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