

**10/79 Sticks Boulevard, Erskine, WA, 6210**



**Sold Unit**

Saturday, 17 August 2024

10/79 Sticks Boulevard, Erskine, WA, 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Martha Malkovic  
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## **Sold By Martha Malkovic 0439930043**

Welcome to 10/79 Sticks Blvd, Erskine – located in Mandurah Quays.

Estuary lifestyle perfection awaits you here in the form of this spacious and stylish 3 bedroom, 2 bathroom plus study townhouse residence that encourages quality low-maintenance living with the bonus of complete privacy, security and a stunning courtyard area complete with shade sails. This is as good as it gets for those wanting something simple and close to where all the action is - just without the hustle and bustle.

Positioned within walking distance to the estuary waters edge and relaxing walking pathways, the Mandurah Quay Marina, Boundary Island Brewery and a short drive to multiple shopping centres, this fantastic location offers a convenient lifestyle.

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

Property features;

Three bedrooms

Two bathrooms

Separate study with balcony

Double garage, extra high clearance

Largest townhouse in the complex

Reverse cycle air ducted conditioning in some areas

Secure dual access into front foyer, shoppers entrance from the garage and an entrance from the courtyard

Hard wired door bell with security camera

A tiled open plan lounge/dining room and kitchen features built in shelving and cabinetry

The classic kitchen offers a gas cooktop, rangehood, electric oven, dishwasher, overhead cabinets, breakfast bar and feature bulkhead

Large master bedroom is located on the ground floor with mirrored built in robe / storage, ceiling fan and TV point

Master bathroom boasts his/hers vanity, floor to ceiling tiles and hobless shower

Two other bedrooms are located upstairs one has a walk in robe and the other a large mirrored built in robe with ceiling fan

The upstairs bathroom has a vanity, toilet and shower with floor to ceiling tiles

The spacious study has a lovely balcony- currently used as a lounge room, could be a fourth bedroom

The properties laundry is located downstairs with plenty of storage and floor to ceiling tiles

Ground Floor Disability Friendly

Great storage area under the stairs

A large paved 75sqm courtyard wraps around the side of the property; this area boasts several seating areas with a thoughtful use of shade sails and screens, established gardens, reticulation plus a lockable gate to the exterior of the complex (the Shire have advised this will be a public open space in the future)

Security fly wire doors throughout

Gas instantaneous hot water system – near new

Complex was built in 2007

Water Rates \$1340/year approx.

Council Rates \$1900/year approx.

Strata Fees \$3,200/year approx. (\$735/quarter) \*Included in the strata fees is you water usage, building insurance, annual gutter cleaning, complex gardening and a levy for painting the exterior of the complex

From days that start with a brisk walk or a bike ride along the estuary's edge, to evenings with cocktails in your private courtyard as you take in the serenity, this is an enviable lifestyle.

Contact Exclusive Listing Agent Martha Malkovic on 0439 930 043 or [martha@kevingreen.com.au](mailto:martha@kevingreen.com.au) to arrange your walk

through.