

**12 Day Road, Mandurah, WA 6210**



**Unit For Sale**

Saturday, 29 June 2024

12 Day Road, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Gopika Kaku  
0895865555

## Offers Over \$519,000 each

Are you looking to expand your investment portfolio with low maintenances, income-generating properties? Look no further! We present to you three outstanding units, available for purchase individually or as a package deal. All these units are located in a small no exist street within short distance to Mandurah foreshore, short walk to the beach and short drive to Mandurah train station, Aldi & IGA. Unit 1 & Unit 2: Ideal for Investors: Both units come with existing fixed-term leases, providing immediate and reliable rental income. Enjoy the peace of mind that comes with tenants already in place, ensuring a steady cash flow from day one. Unit 1 - Fixed term lease expiring Oct 24, weekly rent: \$480, with possibility to move in later on. Unit 2 - Fixed term lease expiring March 25, weekly rent: \$480. Unit 3 - Tenants on periodic lease, allowing flexibility for Home Buyers to move in or for an Investor to invest. Features of All Units: Modern Design: Each unit boasts contemporary finishes and practical lay out. Low Maintenance: Perfect blend of comfort and convenience with no strata fees. Key Features of each units: - 3 bedrooms and 2 bathrooms - Master with ensuite and a walk in wardrobe - Reverse cycle air-conditioning in the living area and master bedroom - Double internal access garage for comfort - Fully paved alfresco area. - Modern kitchen with gas cooking and breakfast bar. - Year Built: 2010 Financial details: Unit 1 - Current Rent: \$480, fixed term lease till Oct 2024. - Council Rate: \$1900 approx per year - Water Rate: \$1332 approx per year - Rental Appraisal: \$550 to \$570pw Unit 2 - Current Rent: \$480, fixed term lease till March 2025 - Council Rate: \$1900 approx per year - Water Rate: \$1332 approx per year - Rental Appraisal: \$550 to \$570pw Unit 3 - Current Rent: Currently rented with a periodic lease - Council Rate: \$1900 approx per year - Water Rate: \$1350 approx per year - Rental appraisal: \$550 to \$570pw Don't Miss This Unique Opportunity! Whether you're a seasoned investor looking to expand your portfolio or a home buyer searching for the perfect place, these units offer exceptional value and potential. Contact Gopika today to schedule a viewing and take the first step towards securing your financial future with these premium properties. Invest smart, live well, and secure your future with these prime units. Buy one, or buy all three - the choice is yours! Disclaimer: Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Gopika Kaku and LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.