

13/1 Breakwater Parade, Mandurah, WA 6210



Unit For Sale

Wednesday, 19 June 2024

13/1 Breakwater Parade, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Sam Beechey
0895374444

Offers From \$879,000

SET DATE SALE: All offers are to be presented by 4pm Monday 1st July 2024. The seller reserves the right to accept an offer prior to the close of the set date sale.

What to love; Indulge in the epitome of coastal luxury at 13/1 Breakwater Parade, a stunning newly renovated apartment nestled in the heart of the prestigious Ocean Marina Pointe Apartments. This exquisite property boasts three spacious bedrooms, two modern bathrooms, and a large open-plan kitchen designed for both entertaining and relaxation. As you step inside, you're greeted by a sun-drenched living space that seamlessly extends to a balcony offering breath-taking views over the marina. Here, the azure waters provide a tranquil backdrop to your morning coffee or evening soirees. The apartment doesn't just promise an idyllic lifestyle but also caters to the discerning holidaymaker or savvy investor. With a rental yield of approximately \$800-\$850 per week, this property presents many opportunities in a sought-after location. Residents benefit from exclusive access to a host of resort-style amenities, including a refreshing pool, a relaxing sauna, and a well-equipped gym – perfect for a holiday retreat or a permanent seaside abode. Conveniently located, you're merely a stone's throw from bustling cafes, delectable restaurants, and the soft sands of Town Beach. With two dedicated parking spaces, your vehicles are well accommodated. This Mandurah gem is an unparalleled offering that seamlessly combines luxury, comfort, and the promise of a vibrant marina lifestyle. Whether for investment purposes or as a personal seaside escape, 13/1 Breakwater Parade awaits your discovery.

What to know; Located at the Prestigious Mandurah Ocean Marina
Three bedrooms, Two bathrooms
Large open-plan kitchen
Breathtaking marina views
Resort style amenities including lap pool, spa, sauna & gym
Two dedicated parking spaces
Close to cafes, restaurants, and Town Beach
Ideal for holiday retreat or permanent seaside abode
Rental yield approximately \$800-\$850 per week
Strata fees \$1885 per quarter
Council rates \$2800 approx.
Water rates \$1564 approx.

Who to talk to; Sam Beechey | 0419 774 204 | sbeechey@realmark.com.au