

# 2/7-9 Day Road, Mandurah, WA 6210

ACTON

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PROPERTY

## Unit For Sale

Wednesday, 19 June 2024

2/7-9 Day Road, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 85 m2

Type: Unit



Brody Harris  
0895502000



Emma Pinington  
0895502000

## Offers over \$329,000

Brody & Emma from Team Harris proudly welcome to the market, 2/7-9 Day Road, Mandurah. Situated within a quiet cul-de-sac, in the very heart of town, a mere 515 meters\* from the beach. This delightful unit offers an idyllic blend of quiet comfort with a convenient lifestyle. Stroll down to the vibrant foreshore strip, where an abundance of waterfront cafes, bars, parks, the ocean marina, and a plethora of entertainment options await, all within easy reach. Inside the home boasts a 3 bedroom, 1 bathroom floorplan with multi-living areas and equipped with ducted air-conditioning for year-round comfort. Outside features a wrap-around patio entertaining area, perfect for outdoor gatherings and relaxation. The spacious backyard offers plenty of lawn for the kids or pets to play with a handy storage shed, and a secure garage with access through to the rear. If you're seeking an affordable investment opportunity with potential for future renovations, holiday use, or permanent residence, this property is the ideal option. Offering the financial advantage of no strata fees and providing a rental income of \$300 per week, with a long-term tenant in place until 28/02/2025. Distinctive features:

- 85sqm floorplan, 1975 build
- Private cul-de-sac location in the heart of town
- Set in a small complex of 4 with no strata fees
- 3 bedroom, 1 bathroom configuration
- Single garage parking with access to the rear
- Functional floorplan with open kitchen & dining plus separate living room
- Ducted evaporative air-conditioning
- Gas hot water system, electric cooktop + gas BBQ bayonet
- Spacious wrap-around patio for outdoor entertaining
- Grassed backyard with handy garden shed
- Easy-care inner-city lifestyle, perfectly suited for investors, first home buyers, budding families, retirees, renovators or holiday makers
- Sought-after central location just 515m\* to the beach with all amenities at your fingertips including; marina, town, restaurants, cafes, bars, shops, parks, schools & transport
- Ideal investment opportunity, currently leased for \$300 per week until 28/02/2025

Approximate outgoings include:

- Council Rates: \$1,800 per annum
- Water Rates: \$1,065 per annum
- Strata Levies: Not applicable\*

\* Distance measured as the crow flies. INFORMATION DISCLAIMER: This information is presented for the purpose of promoting and marketing this property. While we have taken every reasonable measure to ensure the accuracy of the information provided, we do not provide any warranty or guarantee concerning its correctness. Acton | Belle Property Mandurah disclaims any responsibility for inaccuracies, errors, or omissions that may occur. We strongly advise all interested parties to conduct their own independent inquiries and verifications to confirm the accuracy of the information presented herein, prior to making an offer on the property.