

2/71 Gibson St, Mandurah, WA, 6210



Sold Unit

Saturday, 17 August 2024

2/71 Gibson St, Mandurah, WA, 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Gopika Kaku
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Calling All Savvy Investors!

If you've been on the hunt for a low-maintenance investment property in an incredibly convenient location, your search can cease because we've uncovered the perfect opportunity for you.

Seize this chance to acquire a hassle-free property nestled in the heart of Mandurah, featuring an established tenant with fixed term tenancy until August 2024, paying \$445 per week.

Positioned very handy to most amenities in Mandurah, within just a short walk to Aldi supermarket & within short drive to Mandurah Foreshore and Mandurah forum. This street frontage property offers modern open plan kitchen, dining and sunny living area opening to the covered alfresco area perfect to host your friends for barbecue. Practical layout offers master bedroom with walk in wardrobe and an ensuite, two minor bedrooms plus a family bathroom and a guest toilet and a convenient internal access double garage.

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Key Highlights:

- Modern open plan living
- 3 bedrooms and 2 bathrooms
- Separate laundry
- Double Internal access garage
- Covered alfresco area in the front
- Ducted air con

Additional Property Details:

- Land area: 212m²
- Floor area: 120m² approx.
- Current rent: \$445 per week, fixed until 26th August 2024
- Rental Appraisal : \$445 to \$500 pw
- Strata Fees: \$400 per quarter.
- Annual Council Rates: \$1900 approx.
- Water Rates: \$1292 approx (2022 -2023 financial year)
- Built: 2004

Whether you're a first-time investor or seeking to expand your portfolio, don't let this chance slip through your fingers. Contact Gopika TODAY to discuss further and schedule your viewing appointment.

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