

**4/87 Randell Street, Mandurah, WA 6210**



**Unit For Sale**

Thursday, 23 November 2023

4/87 Randell Street, Mandurah, WA 6210

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Gopika Kaku  
0895865555

## Offers Over \$399,000

Discover the perfect blend of comfort and investment potential with this exceptional four-bedroom brick and tile strata home. Nestled in a well maintained complex, this property offers the ideal combination of modern living and convenience.

**Key Features:-** Four bedrooms, providing ample space for a growing family or guests.- Open plan family living kitchen dining area, fostering a sense of togetherness.- Well-equipped kitchen with electric stove and hot plates for easy and efficient cooking.- Separate lounge featuring a split system air cooler, ensuring comfort in all seasons.- Walk-in robe in the main bedroom, offering added convenience and storage.- Bathroom with bath and shower, providing a relaxing retreat after a long day.- Separate toilet and dedicated laundry space for practical living.- Single lock-up garage and additional storage space for your convenience.

**Other Features:** - Block size : 282m<sup>2</sup> approx- Year Built : 1990- Council Rates : \$1800 per year approx- Water Rates : \$1186 per year approx - Strata Fees: \$333.25 per quarter- Current Rent: \$420 per week, fixed till 1st March 2024.

**Investment Potential:** Whether you're looking for a place to call home or seeking to expand your rental portfolio, this property presents an excellent opportunity. Within short drive to Mandurah Forum, Aldi Supermarket, Mandurah train station and Mandurah Foreshore . Do not miss this opportunity; call Gopika TODAY to arrange your viewing or to make an offer!

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