

5/98 Mandurah Terrace, Mandurah, WA, 6210

Raine&Horne.

Sold Unit

Saturday, 17 August 2024

5/98 Mandurah Terrace, Mandurah, WA, 6210

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Super Little Investment

This 68m² ground floor 2 bedroom strata unit has had a long standing tenant for approx. 7 years and he would love to stay. From 17/4/2024 the tenant will pay \$320 pw as an agreed rent up to 17/10/2024.

The property is leased until 21/8/24 and the tenant has verbally advised he wants to stay and would love to extend. Rent reviews are based on a minimum \$20 pw increase up to a maximum \$40pw increase depending on market rents.

Outgoings are \$1688 pa for Council 2023/24, Strata Levies are \$613.24 per quarter and Water rates of \$165 per every 2 x months, property management is at 9.35% (Approx \$30pw) plus normal inspection costs etc.

This unit is one of the largest in the complex, it has 1 x wall air conditioner, there is a bus stop near the front of the complex providing access to the town centre and the train station, and it has the advantage that it's car bay is just outside the unit plus it has nearby visitor parking.

It is situated close to the active and interesting Mandurah Marina precinct where there are restaurants, cafes and a host of waterside activities plus a short walk to relaxing sandy beaches.

If you have any questions feel free to email them to me. Peter Vetten m: 0403584466 or e: pvetten@rhmandurah.com.au

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