

**6/66 Mandurah Terrace, Mandurah, WA, 6210**



**Sold Unit**

Saturday, 17 August 2024

6/66 Mandurah Terrace, Mandurah, WA, 6210

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Martha Malkovic  
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## **SOLD By Martha Malkovic 0439 930 043**

An incredible opportunity has become available to acquire this charming first-floor unit situated directly on the Mandurah Foreshore. Here, you'll be immersed in a vibrant atmosphere, surrounded by renowned dining establishments, cozy cafes, and the serene waters of the estuary just steps away from your doorstep.

This delightful 2-bedroom, 2-bathroom unit offers you the opportunity to relish a perpetual holiday ambiance. Additionally, benefit from the convenience of secure and designated garage (unpowered), as well as carport parking, accommodating two vehicles seamlessly.

Looking online is one thing, but nothing beats seeing the real thing!

### Property Features;

2 bedrooms - 2 bathrooms

Unit views will never be built out

1 garage parking space AND 1 carport parking space

Balcony off the lounge room overlooking the Foreshore water views

Secure gated entry to complex

The lounge room faces the Foreshore

Foreshore views out from the kitchen window

Electric cooking, overhead cupboards, pantry, microwave recess

Master bedroom has built in robes, split system, TV point and an ensuite

One double sized bedroom has built in robe and split system

Second bathroom has a shower, bath and vanity

Two toilets

Laundry is located off the kitchen

Reverse cycle split system air conditioning

Built in 1983, brick and tile construction

Currently VACANT and ready to go!

Electric HWS

Water Rates \$1035/yr approx.

Council Rates \$1740/yr approx.

### Strata Complex Features;

Gated with remote control gate entry

Established gardens throughout

8 units in complex

Extremely well kept & presented complex

Wide driveway – easy maneuverability

Foreshore frontage

Strata Rates; \$3200/year approx. (this includes Building Insurance)

### Area Features;

This complex is located right opposite the Eastern Foreshore, waterfront restaurants in Administration Bay, Reading Cinemas, Mandurah Performance Centre, with stunning water views. Enjoy scenic walks to the Marina, over bridges and through canals.

Located on the iconic Mandurah Foreshore, this unit is everything you could possibly dream about. You will never have to worry about parking – but then again, you can just walk everywhere. Or just sit back and enjoy the view and festivities from your courtyard.

Contact Exclusive Selling Agent Martha Malkovic on 0439 930 043 or [martha@kevingreen.com.au](mailto:martha@kevingreen.com.au) to arrange your walk through.

**Disclaimer:**

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

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