

# 7/11-13 Andrew Street, Mandurah, WA 6210



## Unit For Sale

Sunday, 23 June 2024

7/11-13 Andrew Street, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 108 m2**

**Type: Unit**



Gareth Doust

0895351822

## Offers Above \$399,000

Wonderfully well maintained 3-Bedroom, 1-Bathroom single level home set approx. 600m to the beautiful beaches of Mandurah's north shore and in close proximity to the Mandurah Foreshore. Currently leased to a long-term tenant until August 2024, and offering a very strong return on investment, this property offers incredible value for money and will be appealing to both owner occupiers and investors alike. Built circa 1998, this brick & tile home offers a clever design. The main living area of the home features a large kitchen overlooking the meals and lounge area, with plenty of natural light as well as gas heating & a split system air conditioner. All three bedrooms are a great size, with the primary bedroom enjoying semi-ensuite access to the bathroom. There is a separate second toilet, a well sized laundry, and the home enjoys plenty of cupboard & robe space throughout. To the front of the home is a lovely courtyard that is low maintenance, while offering a great place to relax or entertain with northern aspects over the streetscape. There is secure parking for one vehicle with a single garage, plus there is easy access through the garage into the house as well as to the rear drying courtyard that connects off the laundry. Centrally located this home is close to the Mandurah Foreshore & Marina precincts, close the beaches of Mandurah's north shore as well as shopping, medical, public transport & much more. Sure to appeal to many this property is unlikely to be available for long, so the only catch...you'll need to be quick! For further information, or to book a viewing, please contact Gareth Doust on 0431 253 263.