

**8/46 Boundary Road, Mandurah, WA, 6210**



**Sold Unit**

Saturday, 17 August 2024

8/46 Boundary Road, Mandurah, WA, 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Darren Ahearn

0895340026

## SOLD

### Character and Convenience

Welcome to 8/46-48 Boundary Road, Mandurah. This charming home boasts character with high raked ceilings, archways, and quality flooring. Nestled within a gated complex, it offers convenience and low maintenance living.

#### Property Features:

- 3 bedroom, 1 bathroom unit
- Functional kitchen with plenty of storage
- Ceiling fans in all the bedrooms
- Evaporative air conditioning
- Quality window treatments
- Skylight in living area
- Gas hot water system
- NBN connected
- Laundry with extra storage
- Two car garage with automatic door
- Private patio area
- Outdoor storage room
- Extra parking bay at the rear of the complex
- Potential of \$460 per week rent
- Low cost strata fees including building insurance of \$455 per quarter
- Council rates \$1700
- Water rates: \$1122.40

Whether you are a first home buyer, investor, or downsizer this property will tick a lot of boxes. Centrally located with easy access to public transport, shops, and cafes, this property offers convenience at its finest. Homes in this price range are in high demand and won't stay on the market for long. Contact Sophie Wycherley 0433 050 520 or Darren Ahearn 0427 989 454 now for further details.