

8/49-51 Sutton Street, Mandurah, WA 6210



Unit For Sale

Wednesday, 10 July 2024

8/49-51 Sutton Street, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 204 m2

Type: Unit



Martha Malkovic
0895340006

Offers Over \$489,000 Secure Gated Complex

We are excited to introduce 8/49 Sutton Street, Mandurah to the market. This two-story, three-bedroom townhouse is conveniently located near Mandurah's city centre and allowing you to fully enjoy everything Mandurah has to offer! The upper level features an open-plan kitchen, lounge, and dining area, with double sliding doors leading out to a spacious balcony. The kitchen is equipped with built-in cabinetry and stainless steel appliances, including an oven, range hood, and gas cooktop. Ducted reverse cycle air conditioning ensures comfort year-round. Also on the upper level is the master bedroom, featuring a pitched ceiling for an added sense of space and a large window for natural light. The master suite includes three built-in robe doors and an ensuite bathroom with a shower, vanity, and toilet. Downstairs, there are two generously sized bedrooms, one with a door and security screen leading outside, making it an ideal home office. The second bathroom and laundry, both featuring classic black and white tile and cabinetry, are also located on the ground floor. For parking, there's a double lock-up garage with an additional storeroom, secured behind an electric gate. Whether you're looking for a lock-and-leave weekender or a year-round residence, this property offers the perfect opportunity to enjoy the Mandurah lifestyle. Stroll to the beautiful foreshore, explore local cafes and restaurants, or head into town for shopping. Features: Two-story townhouse just over 300 meters from Mandurah Foreshore (approx.) Upper level living with kitchen, lounge, and dining areas Spacious balcony Master bedroom on upper level with pitched ceiling, robes, and ensuite bathroom Two generously sized downstairs guest/family bedrooms, one with outdoor access Double lock-up garage with storeroom Stainless steel appliances Ducted reverse cycle air conditioning Ground level laundry Under-stair storage Water Rates \$ 1350/yr approx. Council Rates \$1700/ yr approx. Strata \$2112/yr *Includes your building insurance This property is the perfect choice for investors due to its central location and low maintenance outdoor space. Similarly, it would be ideal for lock up and leave buyers, or those wanting a low maintenance lifestyle and the convenience of inner city living. Looking online is one thing, but nothing beats seeing the real thing! Contact Exclusive Selling Agent Martha Malkovic on 0439 930 043 or martha@kevingreen.com.au to arrange your walk through and discuss an offer. 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. Martha Malkovic 0439 930 043 martha@kevingreen.com.au Find Me On FaceBook.