



3/13 Leslie Street, Dudley Park

One for the savvy investor

Positioned in the highly sought-after Soldier's Cove precinct, this well-maintained two-bedroom, two-storey townhouse presents an outstanding opportunity for savvy investors looking to secure a quality property in one of Mandurah's most tightly held waterfront locations.

With an excellent long-term tenant already in place until April 2027, this is a genuine set-and-forget investment. The property is currently leased at \$430 per week, with the next rental review available in January 2027, providing future potential to further enhance your return.

Just approximately 100 metres from the picturesque Mandurah Estuary, this location continues to be one of the area's strongest performers. Its close proximity to the foreshore, Mandurah CBD, shopping, cafés, restaurants and public transport ensures consistent tenant demand and long-term capital growth potential.

Built in 1973, this solid brick-and-tile townhouse offers a practical and low-maintenance layout featuring:

Two generous upstairs bedrooms with built-in robes.
One bathroom plus the convenience of two toilets.
Spacious light-filled living area.

2 1 1

FOR SALE

Offers Over \$575,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Mandurah
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Functional kitchen with ample storage.
Separate laundry.
Private courtyard.
Single carport with direct access to the property.
Easy-care, low-maintenance design ideal for long-term leasing.
Prime Lifestyle Location

Approximately 100 metres to the Mandurah Estuary.
Approximately 500 metres to Mandurah Central Shopping Centre.
Approximately 520 metres to the cafés and restaurants along Mandurah Terrace.
Approximately 1 km to Tods Café.
Approximately 1 km to Cicerello's and the vibrant Mandurah Foreshore.

Properties in Soldier's Cove are tightly held, with many owners retaining their homes for decades thanks to the unbeatable location and enduring appeal. This is a rare opportunity to secure an income-producing asset in one of Mandurah's most desirable waterfront precincts, with immediate rental income and excellent long-term investment potential.

Whether you're looking to expand your investment portfolio or secure a quality property in a premium location, 3/13 Leslie Street, Dudley Park is an opportunity not to be missed.

Outgoings

Shire Rates: Approx. \$1,860 per annum
Water Rates: Approx. \$1,111 per annum
Strata Fees: Approx. \$660 per quarter

Contact Karen or Ian Watson today for further information or to arrange your private inspection.

Contact:

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Ian Watson —0428 887 599
LJ Hooker Property Experience South
Servicing the Mandurah and Peel Regions.

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Ian Watson and Karen Watson and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID 4TN1FF2
Property Type Townhouse
Land Area 76 m2

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