



13/14 Wattleglen Avenue, Erskine

Secure & Perfectly Positioned in Sought-After Erskine

Step inside this two-storey townhouse, perfectly positioned in one of Erskine's most sought-after locations. Offering a relaxed coastal lifestyle, this impressive residence is conveniently located close to parks, the estuary, restaurants and Erskine Shopping Centre, while being only a short five-minute drive to Mandurah's town centre and stunning beaches.

Privately and securely nestled within a small, well-maintained complex with electronic gated entry, this property presents an outstanding opportunity for investors, first home buyers or those seeking a low-maintenance lifestyle. The home offers spacious living with three generous bedrooms, two bathrooms and the added convenience of three toilets.

The light-filled open plan living area downstairs incorporates the family, meals and kitchen spaces, all serviced by a split-system air conditioner for year-round comfort. Sliding doors open seamlessly to the private courtyard complete with a fitted shade sail, creating the perfect space for outdoor entertaining or relaxing with family and friends.

3  2  2 

FOR SALE
Offers \$620,000

VIEW
Sat 20th Jun @ 11:00AM - 11:30AM

AGENTS
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AGENCY
LJ Hooker Mandurah
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The kitchen is designed to impress, featuring ample storage, overhead cupboards, stainless steel appliances, generous bench space and a breakfast bar that forms the heart of the home.

Property Features:

- Two-storey townhouse in a secure gated complex
- 3 spacious bedrooms
- 2 bathrooms plus 3 toilets
- Open-plan family, meals and living area
- Split-system air conditioning
- Modern kitchen with breakfast bar
- Stainless steel appliances and ample storage
- Private courtyard with fitted shade sail
- Immaculate presentation throughout
- Close to parks, estuary, shopping centre, restaurants and beaches

Properties in this tightly held location are always in strong demand. Don't miss your opportunity to secure a stylish, low-maintenance home or investment in beautiful Erskine.

Water Rates: \$1,362 approx.

Shire Rates: \$1,402 approx.

Strata Fees: \$295 approx. per quarter

Rent Appraisal: \$570 - \$600pw

Contact:

Karen Watson —0419 905 203

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	4TDHFF2
Property Type	Townhouse
Land Area	200 m2
Including	Toilets (3)

Karen Watson 0419 950 203

Sales Executive | kwatson.mandurah@ljhooker.com.au

Ian Watson 0428 887 599

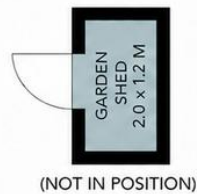
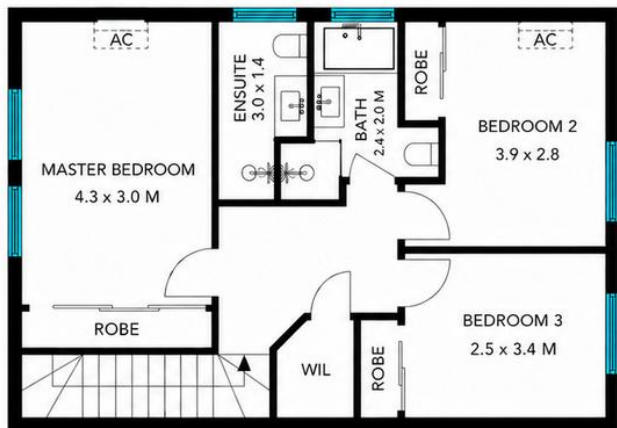
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THE FLOOR PLAN IS NOT TO SCALE; MEASUREMENTS ARE INDICATIVE AND IN METRES. EXTERIOR ELEMENTS ARE NOT IN POSITION. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

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