



Greenfields, 1/4 Silvan Court

Nest Or Invest!

Looking for an easy-care property to call home or add to your investment portfolio? This is a must-see! Tucked away at the end of a quiet cul-de-sac, this property offers peace, privacy, and convenience.

Perfectly positioned near Peel Health Campus, Bortolo Park, and within easy reach of Mandurah Train Station, Greenfields shops, and Mandurah Forum, where you'll find an array of shops, cafés, and restaurants just minutes away.

This property features 3 bedrooms, 1 bathroom, and a low-maintenance fenced backyard, ideal for a keen gardener or families seeking a safe space for kids and pets to play. Currently rented at \$330 per week with long-term tenants, the lease expires on 17th October 2024, making it a fantastic investment opportunity or potentially to move in.

Key Property Features:



Disclaimer: 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.



For Sale
Offers Over \$469,000

View
ljhooker.com.au/4QCFFF2

Contact
Gopika Kaku
0493 530 809
gkaku.mandurah@ljhooker.com.au

LJ Hooker Mandurah
(08) 9586 5555

- 3 bedrooms, 1 bathroom
- Split system A/C units for year-round comfort
- Open-plan kitchen

Other Details:

- Year Built: 1992
- Block Size: 368m² (approx.)
- Floor Area: 110m² (approx.)
- Council Rates: \$ 1800 (approx.)
- Water Rates: \$1210 (approx.)
- Strata Fees: Not applicable
- Current Rent : \$330 pw
- Rental Appraisal : \$490 to \$540 pw

Don't miss out on this fantastic opportunity! Call Gopika TODAY to arrange a viewing or make an offer.

Disclaimer: Some pictures are for illustrative purposes only. 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. Gopika Kaku and LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.

More About this Property

Property ID	4QCFFF2
Property Type	DuplexSemi-detached
Land Area	368 m ²

Gopika Kaku 0493 530 809

Property Consultant | gkaku.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555

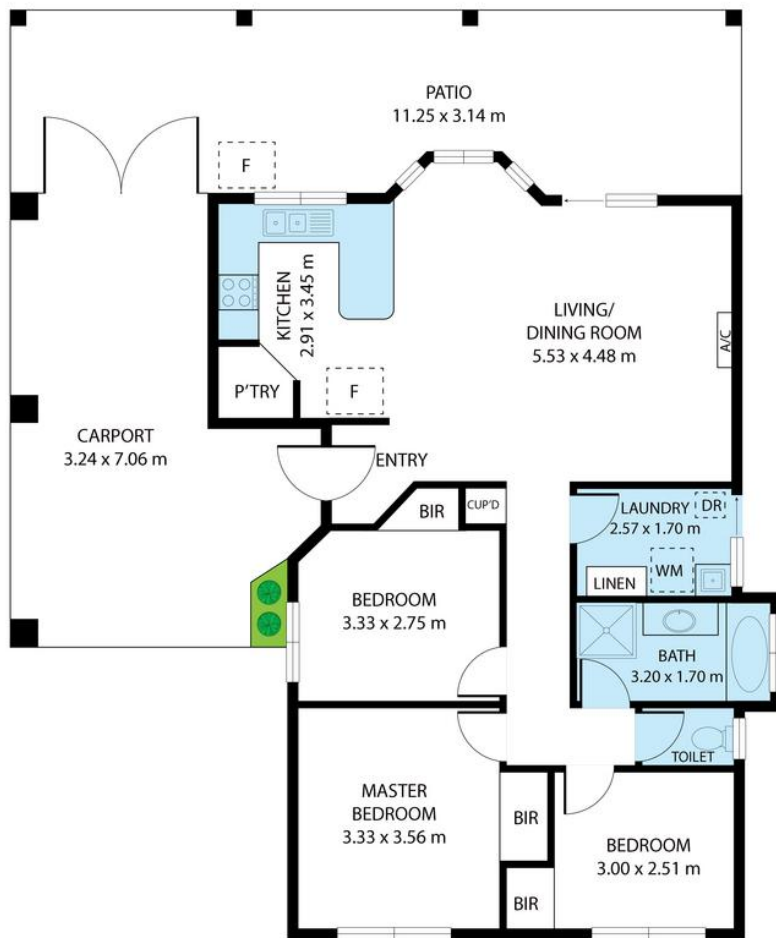
68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | reception2.mandurah@ljhooker.com.au



Disclaimer: 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 Mandurah
(08) 9586 5555



Unit 1/4 Silvan Court, Greenfields 6210

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

