



## Greenfields, 17B Dior Place

### Nest or Invest!



This low-maintenance 3-bedroom, 1-bathroom duplex is perfect for those seeking a relaxed lifestyle in a convenient location. Whether you're a first-home buyer, downsizer, or investor, this property offers great value and comfortable living on a 423m2 block in a quiet cul-de-sac-short drive from Mandurah's vibrant city centre, upgraded foreshore, local schools, parks, shops, and Mandurah Train Station and Peel Health Campus.

#### Why You'll Love It:

- \*Three well-sized bedroom - Perfectly positioned for easy access to the central bathroom.
- \*Spacious kitchen with walk-in pantry - Cook up a storm with ample storage and functionality, flowing into the dining area.
- \*Solar panels - A great bonus to help lower your energy bills.
- \*Roller shutters - Providing privacy, added security, and peace of mind.
- \*Low-maintenance frontage - Generous parking for extra vehicles, caravan, or even a boat.
- \*Paved rear courtyard - Enjoy entertaining or relaxing outdoors, with a sizeable garden

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/4R75FF2](http://ljhooker.com.au/4R75FF2)

**Contact**  
**Gopika Kaku**  
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**LJ Hooker Mandurah**  
**(08) 9586 5555**

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shed for extra storage.

\*Sunroom - With reverse cycle air con for added comfort.

\*No strata fees - One of the duplex properties on the driveway

Other Features:

\*Block size: 423m2

\*Year Built: 1990

\*Rental Appraisal : \$470 to \$530 pw

\*Council: Approx. \$1,900 per year.

\*Water: Approx. \$1,210 per year (2023 -2024 financial year)

Don't miss this rare chance to secure a solid and stylish home in a very convenient location. With its easy-care appeal and practical features, it's ready for you to move in or rent out! Call TODAY to arrange your viewing or to make an offer!

## More About this Property

<b>Property ID</b>	4R75FF2
<b>Property Type</b>	House
<b>Land Area</b>	423 m2

**Gopika Kaku 0493 530 809**

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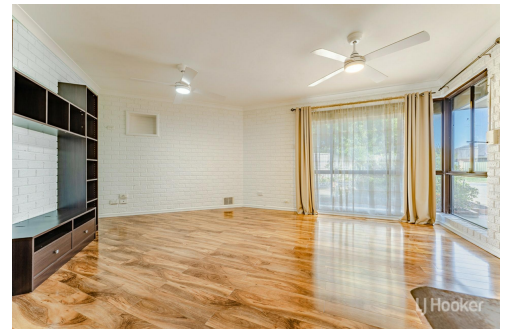
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building 423m<sup>2</sup> | 3 x  1 x  1 x 



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\*scale in metres. Dimensions are approximate. All information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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