

18/70 Waldron Boulevard, Greenfields

Under Offer by Jessica Kaku | Effortless Two-Storey Living with Space, Style & Convenience

Under Offer by Jessica Kaku.

Jessica Kaku is proud to present 18/70 Waldron Boulevard, Greenfields!

Step into a lifestyle of comfort and low-maintenance sophistication with this modern executive townhouse, ideally positioned in the heart of Mandurah. Designed for both functionality and relaxed living, this impressive double-storey residence delivers space where it matters most-perfect for first home buyers, downsizers, or savvy investors.

The ground floor welcomes you with a light-filled open plan layout, seamlessly integrating the kitchen, dining, and living zones. Complete with split system air conditioning and a ceiling fan, this central hub flows effortlessly out to a generous patio and private, secure courtyard-fully paved with low-maintenance reticulated garden beds and a garden shed, creating the ultimate setting for weekend BBQs and entertaining.

3 1 2

FOR SALE

Offers Over \$629,000

AGENTS

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

Jessica Kaku
0422 114 037
jessica.kaku@ljhpxp.com.au

AGENCY

LJ Hooker Mandurah
(08) 9586 5555

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

At the heart of the home, the well-appointed kitchen offers excellent bench space, stainless steel appliances, and ample cabinetry—delivering both practicality and modern appeal.

Upstairs, a thoughtfully designed second living area provides valuable flexibility—ideal as a retreat, study zone, or lounge. This space opens onto a large balcony, offering the perfect place to unwind in peace and quiet at the end of the day. Accommodation is well catered for with three spacious bedrooms, all featuring built-in robes, ceiling fans, and easy access to the main bathroom with integrated toilet.

FEATURES YOU'LL LOVE:

- 3 generous bedrooms, 1 bathroom, 2 toilets
- Double-storey design with multiple living zones
- Open plan living with split system A/C and ceiling fan
- Modern kitchen with stainless steel appliances and ample storage
- " Upstairs retreat flowing onto a large private balcony
- " Secure, low-maintenance courtyard with patio —ideal for entertaining
- Lock-up garage with remote access and shopper's entry
- Separate laundry with built-in linen storage
- Neutral tones throughout with a blend of tiles and carpet
- Split system air conditioning and ceiling fans throughout

KEY DETAILS:

- " Land Area: 203m²
- " Build Area: 126m²
- Year Built: 2004
- Rental Appraisal: \$520 - \$560 per week

RATES:

- Council Rates: Approximately \$1900.00 per annum
- Water Rates: Approximately \$1280.00 per annum
- Strata Fees: Approximately \$368.75 per quarter

Positioned within a quiet, well-maintained complex, this home offers unbeatable convenience—just moments from Peel Health Campus, local schools, shopping centres, cafés, restaurants, and the stunning Mandurah coastline. Easy access to the freeway ensures a seamless commute while maintaining a relaxed coastal lifestyle.

A smart investment and an even better place to call home—this is modern townhouse living done right.

Call Jessica Kaku today!

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. Jessica Kaku and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID 4T82FF2
Property Type Townhouse
House Size 126 m2
Land Area 202 m2
Including Toilets (2)

Gopika Kaku 0493 530 809

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

Jessica Kaku 0422 114 037

Sales Executive | jessica.kaku@ljhpxp.com.au



LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au



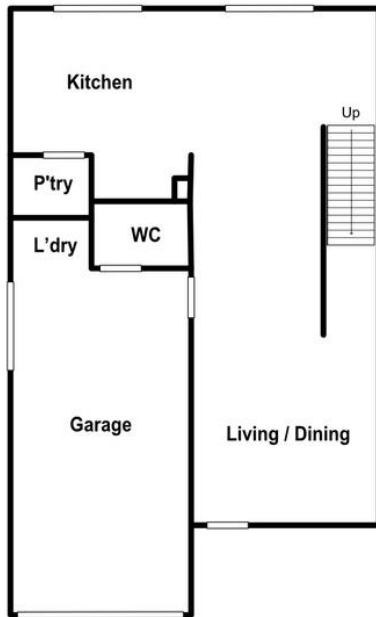
18/70 Waldron Bvd, Greenfields

block size 203m² | building 126m² | 3 x  1 x  2 x 

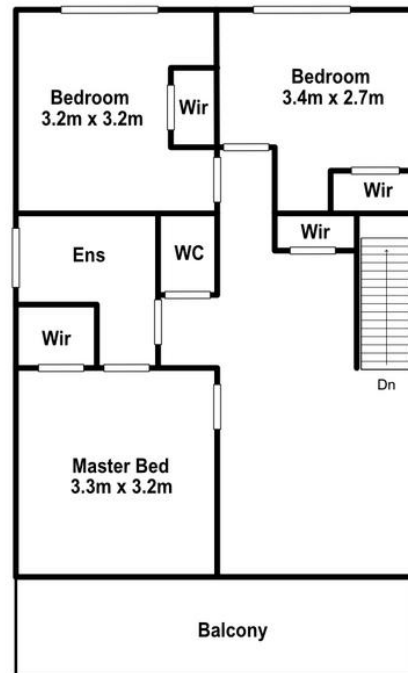


Jessica Kaku | 0422 114 037

Ground Floor



Upper Floor



*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.



© gbptLau

