



6/18 Irrawaddy Drive, Greenfields

Under Offer By Jessica Kaku | Your next investment awaits!~

Under Offer by Jessica Kaku!

Jessica Kaku welcomes you to 6/18 Irrawaddy Drive, Greenfields.

Nestled quietly at the rear of a well-maintained complex, this spacious 3-bedroom, 1-bathroom residence with secure garage and generous courtyard offers the perfect opportunity for savvy investors seeking guaranteed income from day one.

Currently leased to tenants on a fixed-term tenancy until March 2026, this property delivers immediate returns with zero vacancy risk - simply settle and start collecting rent.

Property Highlights:

- Open-plan kitchen, dining and living area —light-filled and welcoming
- Air conditioning + cosy feature wall & carpets in the main living space
- Modern grey tiling for easy-care maintenance
- Three well-sized bedrooms, each with built-in robes
- Semi-ensuite bathroom for practical daily living
- Separate laundry + shopper's entry from the garage

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.

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FOR SALE
Offers Over \$520,000

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AGENCY
LJ Hooker Mandurah
(08) 9586 5555



- Secure lock-up garage with additional storage room at the back of the property
- Private courtyard garden with loads of potential - perfect for relaxing or entertaining
- Quietly positioned at the end of the driveway, well away from passing traffic

Location Perks! Only moments from:

- Mandurah Forum Shopping Centre
- Mandurah Train Station
- Greenfields Primary School
- Local parks, public transport, medical facilities and more

Annual Rates:

- Strata: \$1,505 approximately
- Council: \$1,280 approximately
- Water: TBA

Current Rental Appraisal: \$520 - \$550 per week

Why This One Stands Out:

With strong rental security locked in until 2026, this is the ideal sit-back-and-relax investment. Low-maintenance homes in central locations like this are always in high demand - meaning ongoing rental success well into the future.

Enquiries are warmly welcomed - contact Jessica today to register your interest before this income-producing gem is snapped up!

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 DETAILS

Property ID	4S5TFF2
Property Type	Unit
House Size	108 m2
Land Area	242 m2
Including	Air Conditioning Built-in-Robes

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