







37/20 Apollo Place, Halls Head

Two in One Great Income Generator with 6m Jetty

Best from $775,000

- 2x2x2
- Park your boat at your allocated 6 m long sub licence jetty (subject to transfer from seller to buyer)
- Dual Key type: Entry to unit offers separate keyed areas to upstairs apartment and downstairs studio
- Holiday getaway or money maker (upstairs can be rented separately from downstairs).
- Built 2000
- 157m2 lot
- 95m2 building area in total
- Two undercover parking bays side by side
- Great returns as well as onsite Management company available (linen ,cleaning, leasing, and use of gym)
- Strata Levy $1633 per quarter

Two units in one, meaning you can reside in one, rent one or rent both, the perfect hassle-free investment in this resort lifestyle.
Fully furnished apartments each with one Bedroom, one Bathroom.
Being on the corner end of the complex only one side with neighbours and the other side has viewing through the side window and the Front Balcony, bnring in natural light and privacy.

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
Offer from $775,000

VIEW
By Appointment

AGENTS
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AGENCY
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(08) 9586 5555

LJ Hooker

Located within a short walk to Mandurah Foreshore and City Centre , shops, cafes, restaurants, parks, pristine beaches, crabbing, and fishing.
The ground floor (B) apartment has one bedroom with kitchenette and bathroom with a courtyard facing the street to relax.

Upstairs (A) is a large Bedroom and Bathroom with an open plan meals, kitchen, and family area.

Both apartments reverse cycle air conditioning.
Two car bays are right outside the main door.
The owners currently rent out both apartments through C Mandurah Apartments inhouse rental pool.

Strata Levy $1602.55 covers common area building insurance, pool & spa, security access & CCTV surveillance.
Annual rates $1822 approx.
Water & Gas approx. $400p/q billed by Strata via shared contribution allocation.
Electricity approx. $350p/q
6m Jetty allocated to 37/20 Apollo Place Halls Head is a jetty sub licence managed by Prestige Strata Management, and transfer from sellers to buyers at settlement involves a transfer fee of approximately $1550 payable by the buyers.
Jetty is a priority usage jetty sub licence jetty that allows your 6m boat to be parked there(not shared with other unit owners). Not all units have priority usage jetties. (Jetty Levy: $37.60 per quarter)

Laundry room can be accessed by both upstairs and downstairs.

The Complex boasts a sparkling pool & outdoor spa overlooking the canal, BBQ area, crab cooking area, gym (for C Mandurah clients only) and kayak launch area.
Just a stroll to the water's edge and is ideally positioned adjacent to the beautiful heritage of Sutton Farm development with proposed coffee shop, wine & pizza bar & heritage function space TBC.
The spectacular landscaped gardens add a tropical feel and really make you think that you are on an exotic holiday.

The Location is in demand being on one of the closest Canals to Mandurah with easy access to the estuary it has its own 6 metre jetty
Viewing by appointment only.
Contact Tony on 0466550512

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

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MORE DETAILS

Property ID	4TGZFF2
Property Type	Unit
Land Area	157 m2

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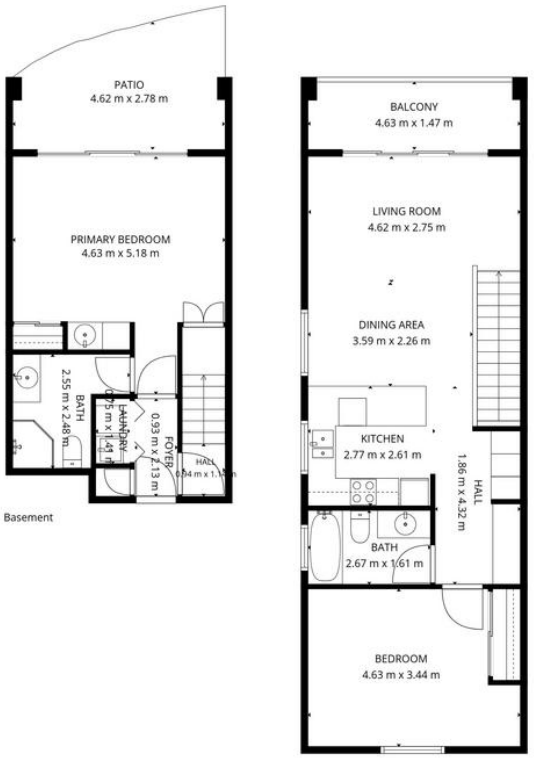








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TOTAL: 93 m2
Basement: 33 m2, 1st floor: 60 m2
EXCLUDED AREAS: PATIO: 12 m2, BALCONY: 7 m2, WALLS: 7 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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