







65/20 Apollo Place, Halls Head

6m Jetty -Dual key money maker units (Two in One A & B)

- 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
- Overlooking Sutton Farm
- Holiday getaway or money maker (upstairs can be rented separately from downstairs).
- New renovated bathrooms up and downstairs
- New A/C
- Built 2000
- 163m2 lot
- 105m2 building area in total
- Two undercover parking bays side by side
- Roof Insulated
- New security doors up and downstairs
- Great returns as well as onsite Management company available (linen ,cleaning, leasing, and use of gym)
- Strata Levy $1572.55 per quarter

Situated in the heart of Mandurah in this now very sought after &

2 2 2

FOR SALE
Offer from $769,000

VIEW
Tue 1st Dec @ 5:00PM - 5:30PM

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

LJ Hooker

popular complex is this 2x2x2 with option of separate door (A & B) access.
This would make a fantastic investment to add to your property portfolio as a short-term leasing option with C Mandurah Apartments rental pool.
Or use one unit for holiday accommodation with option to have family & friends at the same time with the luxury of separate access accommodation.

Even though not on the water it is just steps to the water's edge and is ideally positioned next to the beautiful heritage of Sutton Farm development with proposed coffee shop, wine & pizza bar & heritage function space TBC.

Walk anywhere as it is only a short stroll to Mandurah's City Centre foreshore, cafes, restaurants, and parks.

2 units in 1, holiday getaway or income short term rental producer each comprising 1x bathroom, split system air conditioning, bathroom, 1x bedroom as well as kitchen space

A) Bigger upstairs unit :
- Kitchen with electric oven & electric hot plate
- Spacious open plan carpeted lounge/TV & dining area on landing upstairs with split a/c.
- Balcony 5m wide overlooking the historical Sutton Farm grounds under development
- Linen/Pantry BIC
- North facing large bedroom with Panasonic ducted A/C and mirror BIR
- Separate NEWLY upgraded bathroom (bath, toilet, singe basin)

B) Downstairs studio:
- Combined bedroom, lounge & kitchenette (fridge, basin, mwo space)
- Separate bathroom with shower, single basin & toilet
- Split a/c above bed
- Store under staircase
- Open paved courtyard overlooking Sutton Farm

There is further a laundry area behind plantation shutter doors located in passage between A & B, as well as a secure storeroom for linen, and cleaning materials. Enclosed area housing recently replaced hot water system

Strata Levy $1572.55 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 (Pen 6B2) allocated to 65/20 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)

The Complex boasts a massive sparkling pool & outdoor spa overlooking the canal, BBQ area, crab cooking area, gym (for C Mandurah clients only) and kayak launch area.

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The spectacular landscaped gardens add a tropical feel and really make you think that you are on an exotic holiday.

Located just a stone's throw from the stunning Mandurah Foreshore and the Cafe / restaurant strip it really is in the best part of Mandurah and so close to everything amazing that Mandurah has to offer... feel like you're on holidays all year with Mandurah's pristine beaches, crabbing and fishing, it's all here.

Viewing by appointment only prior to first open unless sold.
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 provides this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4TCPFF2
Property Type	Unit
Land Area	163 m2

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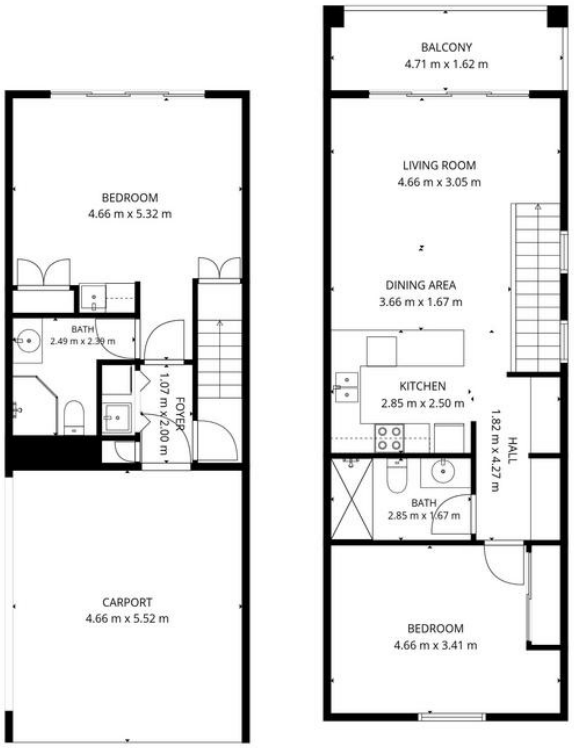








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TOTAL: 93 m2
1st floor: 35 m2, 2nd floor: 58 m2
EXCLUDED AREAS: CARPORT: 26 m2, BALCONY: 8 m2, WALLS: 10 m2

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

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