

67/20 Apollo Place, Halls Head

Dual Key Unit Overlooking Sutton Farm

- Best offer over \$589,000
- Superb Two units in one type investment
- Entry to unit offers separate keyed areas to upstairs apartment and down stairs studio
- 2x2x2
- Strata Levy \$1572.55 per quarter
- Built 2000
- 159m2 lot
- 103m2 building area
- Two undercover parking bays directly in front of entrance
- Great returns as well as onsite Management company available (linen ,cleaning, leasing and use of gym)

Situated in the heart of Mandurah in this now very sought after & popular complex is this 2x2x2 with option of separate door (A & B) access and super short term leasing potential already in place.

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.

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
Best Offer Over \$589,000

AGENTS

Tony Dos Santos
0466 550 512
tdossantos.mandurah@ljhooker.com.au

AGENCY

LJ Hooker Mandurah
(08) 9586 5555



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

This very attractive short term rental proposition offers 2 units in 1, each comprising split system air conditioning, bathroom, bedroom as well as kitchen space

Currently under management in the rental pool with C Mandurah Apartments until 8 October 2025 and is leased as 1 unit or as 67A & 67B , thus offering benefit to extend lease agreement with inhouse management company..

A) Bigger upstairs

- Fully equipped kitchen with single door fridge, dishwasher, Westinghouse electric oven and 4 plate electric cook top
- Enclosed hot water system
- Huge open plan lounge/TV & dining area on landing upstairs with split a/c.
- Timber decked 5m wide balcony overlooking the historical Sutton Farm grounds under development
- Linen/Pantry BIC
- North facing large bedroom with Panasonic A/C, and mirror robe doors
- Separate bathroom (bath, toilet, single basin)
- Mirrored Dressing table in passage

B) Downstairs studio

- Combined bedroom, lounge & kitchenette,
- Separate bathroom with shower, single basin & toilet
- Store under staircase
- Open paved terrace overlooking Sutton Farm

There is further a laundry area located in passage between A & B, as well as a secure store room for linen, and cleaning materials.

This apartment complex boasts sparkling pool & outdoor spa, BBQ zone crab cooking area, gym (for C Mandurah clients only) and kayak launch area. There is shared use of jetties, this unit does not have priority sub-leased jetty which means boat may not be kept on pen.

Perfect for short term leasing or holiday accommodation with option to have family & friends at the same time with the luxury of separate access accommodation.

Strata Levy \$1572.55 covers common area building insurance, pool & spa, security access & CCTV surveillance.

Annual rates \$1822

Water approx \$340p/q

Electricity approx \$300p/q

This release is truly a knockout holiday getaway or income producer offering the new owners their perfect lock up and leave holiday apartment or short term rental option.

Viewings from Sunday by appointment only.

Contact Tony on 0466550512

MORE DETAILS

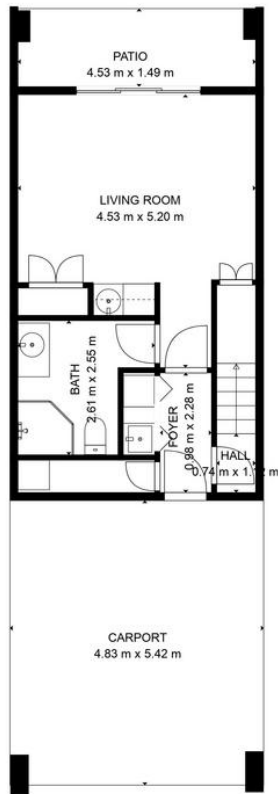
Property ID 4RXCFF2
Property Type Unit
Land Area 159 m2

Tony Dos Santos 0466 550 512
Sales Executive | tdossantos.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555
68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhxp.com.au



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FLOOR 1



FLOOR 2

TOTAL: 92 m²
 BELOW GROUND: 34 m², FLOOR 2: 58 m²
 EXCLUDED AREAS: PATIO: 7 m², CARPORT: 26 m², BALCONY: 6 m²
 WALLS: 7 m²

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