

## Mandurah, 1/6 Forward Street

Buy One, Two or All Three —Ground Floor Apartments in Prime Mandurah Location!

A rare opportunity to secure one, two, or all three beautifully presented 2-bedroom, 2-bathroom ground floor apartments at 6 Forward Street, Mandurah. Perfectly positioned just a short stroll from the Mandurah Foreshore, shops, restaurants and cafés, these modern apartments offer a relaxed coastal lifestyle or a smart addition to your investment portfolio.

Each apartment offers:

- \*Stylish and contemporary interior finishes throughout
- \*Two generous bedrooms, including a master with ensuite and built-in robe
- \*Two modern bathrooms
- \*Open-plan living and dining area with reverse-cycle air conditioning
- \*Well-appointed kitchen with stone benchtops, stainless steel appliances and dishwasher recess
- \*Private courtyard —perfect for enjoying your morning coffee or entertaining



**For Sale**  
Offers Over \$449,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Mandurah**  
**(08) 9586 5555**

**Disclaimer:** 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.

- \*Gas hot water system
- \*Allocated car bay at the back
- \*Ground floor convenience with easy access
- \*Unbeatable location within walking distance to Mandurah's waterfront, amenities, and vibrant café scene

Other Property Features:

Year Built : 2019  
 Council Rate : Approx \$1900 per year  
 Water Rate : \$1330 approx  
 Strata Fee : \$449.38 per quarter  
 Rental Appraisal : \$480 to \$530 pw  
 Current Rent :  
 Unit 1 rented for \$475 pw on a periodic lease  
 Unit 2 rented for \$450 pw, on a fixed lease till 9th Aug 2025  
 Unit 4 rented for \$490 per week on a fixed term lease till 25th Feb 2026

Whether you're looking to live in, invest, or secure multiple properties, this is a fantastic opportunity in a sought-after location.

Apartments Available: Units 1, 2 & 4

Contact me today for further details or to arrange a viewing.

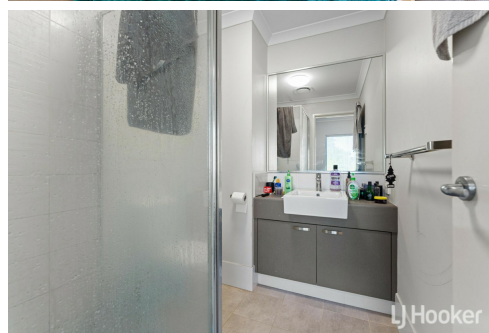
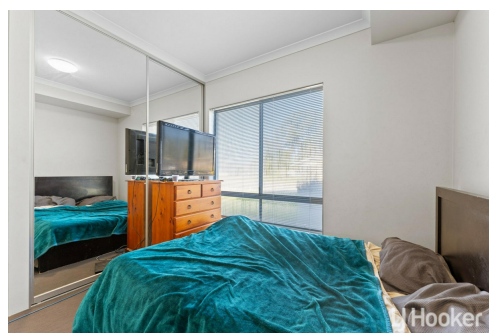
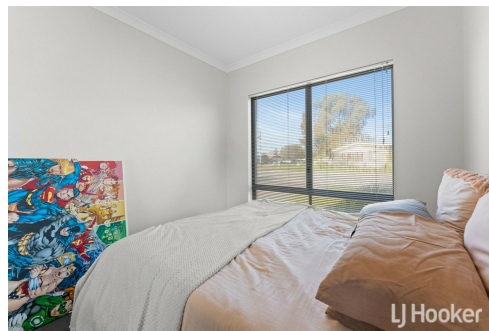
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## More About this Property

Property ID	4RQYFF2
Property Type	Apartment

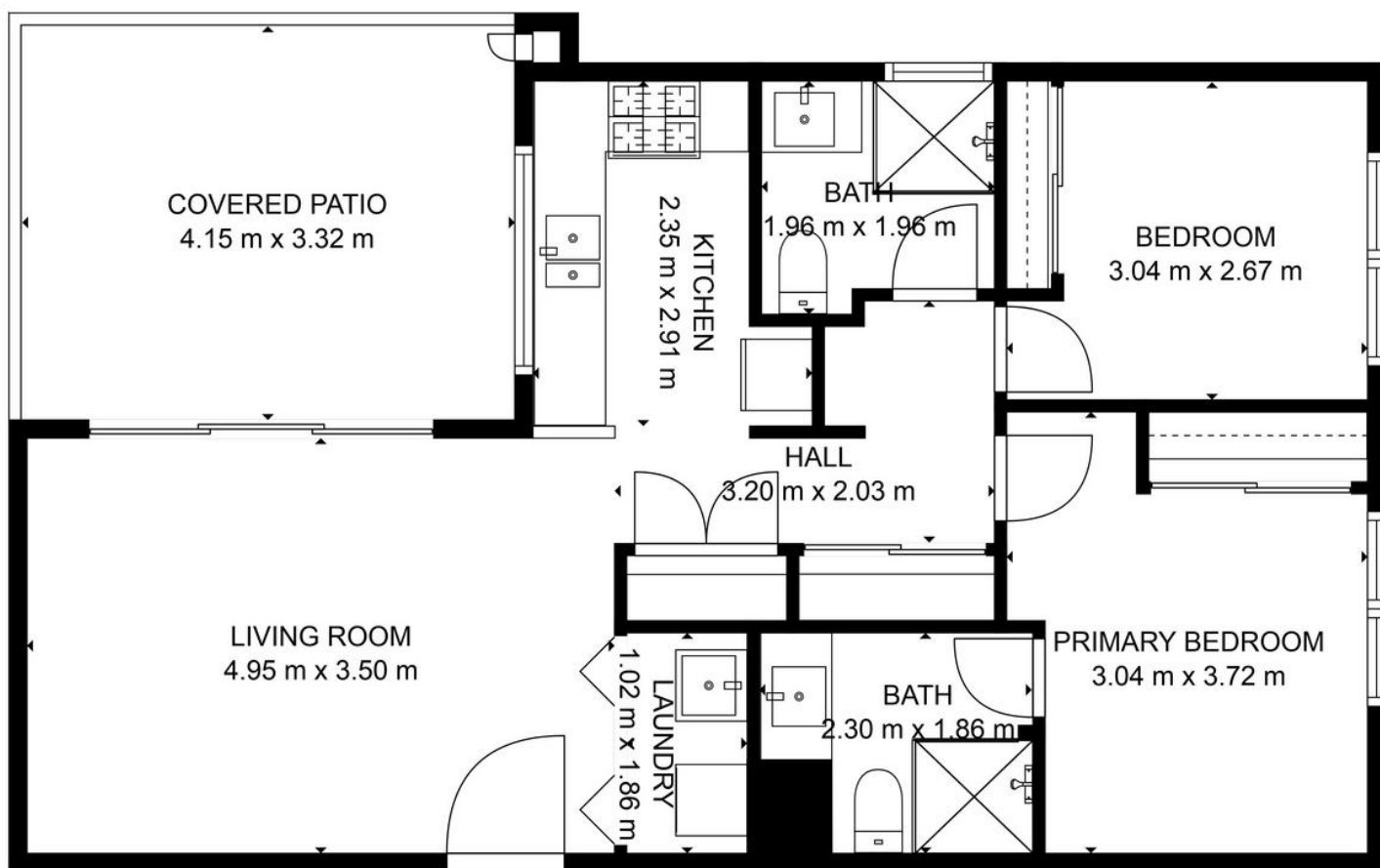
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**TOTAL: 61 m<sup>2</sup>**  
 FLOOR 1: 61 m<sup>2</sup>  
 EXCLUDED AREAS: COVERED PATIO: 14 m<sup>2</sup>  
 WALLS: 5 m<sup>2</sup>

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