



## Mandurah, 29/2 The Palladio

Exclusive Opportunity to secure this Waterfront Gem !

Experience the best of waterfront living with a contemporary short stay apartment. Fully furnished 2-bedroom, 2-bathroom holiday apartments at The Palladio in Mandurah's prestigious Oceanic Retreat. These luxurious property boasts breathtaking views and unbeatable investment potential, perfectly showcasing the vibrant lifestyle Mandurah Ocean Marina has to offer. Situated just steps away from renowned dining spots like Oceanic Bar & Grill and Oyster Bar, along with boutique shops, beaches, and The Marina Markets, this prime location offers the ideal blend of relaxation and entertainment.

Designed for comfort and elegance, this apartment features a stylish open-plan layout, beautifully appointed bathrooms, a sleek kitchen, and a spacious balcony perfect for entertaining. Zoned for short-stay tourism, these apartments are perfect as weekend retreats or income-generating investments, with options for management through onsite agents or platforms like Airbnb. Secure parking, reverse-cycle air conditioning, and immediate income potential make these properties the ultimate coastal investment. Don't

2 2 1

**For Sale**  
Offers Over \$519,000

**View**  
By Appointment

**Contact**  
**Gopika Kaku**  
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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.



miss your chance to own a piece of Mandurah's vibrant waterfront lifestyle.

#### Key Features:

- \* Two bedrooms and two bathrooms
- \* Fully furnished open plan living.
- \* Secure car parking in the basement area.
- \* Lovely Canal / Marina views
- \* Reverse cycle aircon for added comfort
- \* Balcony to sit and enjoy water views
- \* Income potential: Utilize the onsite agent's expertise to optimize your rental income.

#### Other Features:

- \* Strata Fees : \$1712.15 per quarter
- \* Council Rates: \$1700 approx per year
- \* Water Rates : \$1960 approx per year.

Zoned for short-stay tourism, this apartment provides exceptional flexibility, making it perfect as a holiday getaway, investment opportunity, or a blend of both. Management options include partnering with the onsite booking agent, self-managing through platforms like Airbnb, or using it exclusively as your private holiday retreat. Please note that it cannot be occupied as a permanent residence.

Don't miss out this exceptional opportunity-contact Gopika today to discuss further and secure your piece of Mandurah's finest real-estate

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 About this Property

Property ID	4RM0FF2
Property Type	Apartment

#### Gopika Kaku 0493 530 809

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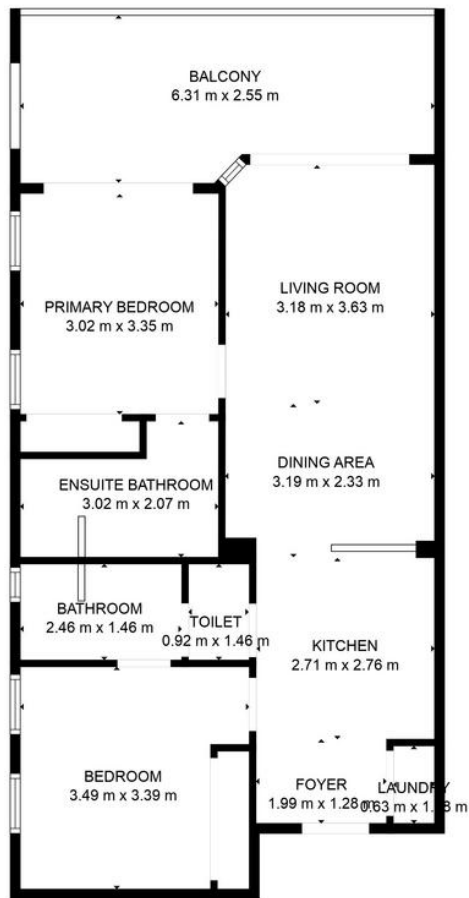
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**TOTAL: 65 m<sup>2</sup>**  
 FLOOR 1: 65 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY: 15 m<sup>2</sup>

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