



52/98 Mandurah Terrace, Mandurah

## Affordable Investment in a Prime Mandurah Location!

Perfectly positioned in the heart of Mandurah, this well-maintained two-bedroom apartment offers an affordable entry into the property market or a hassle-free addition to an investment portfolio. Located within easy reach of transport, shopping, dining and the waterfront, the home delivers a lifestyle of convenience with everything you need close at hand.

Currently leased until January 2027 at \$480 per week, the property provides immediate rental income, making it an appealing option for investors seeking a secure, tenanted asset.

Inside, the apartment features a light-filled open-plan living and dining area designed for comfortable everyday living. Neutral tones and easy-care flooring create a welcoming atmosphere, while the air-conditioning ensures year-round comfort.

The adjoining kitchen is practical and functional, offering ample storage, tiled splashbacks and an electric cooktop.

Both bedrooms are generously proportioned and provide comfortable accommodation, whether for owner-occupiers or tenants. The

2  1  1 

**FOR SALE**  
Offers Over \$499,000

**VIEW**  
By Appointment

**AGENTS**  
Gopika Kaku  
0493 530 809  
gkaku.mandurah@ljhooker.com.au

Jessica Kaku  
0422 114 037  
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**AGENCY**  
LJ Hooker Mandurah  
(08) 9586 5555

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

bathroom is neat and well presented, complete with a shower, vanity and separate toilet for added convenience.

An allocated parking bay is included, adding to the property's practicality and appeal.

The location is a standout feature. Mandurah Train Station is only moments away, providing easy access for commuters, while Mandurah Forum offers a wide range of shopping, dining and everyday services.

The vibrant foreshore, beautiful beaches and popular cafés are all within close proximity, allowing residents to enjoy the best of the Mandurah lifestyle.

With strata levies of \$685.55 per quarter, this property presents an excellent opportunity for first-home buyers, FIFO workers seeking a lock-and-leave base, or investors looking for a centrally located property with strong rental appeal.

Other features:

- Strata Levy: \$685.55 per quarter
- Council Rates: Approximately \$1,900
- Water Rates: Approximately \$1,120 (1/7/25 to 30/6/26 period)
- Currently tenanted on a fixed-term lease until January 2027, returning \$480 per week
- Rental appraisal : \$480 -\$500 per week

If you like to secure this easy to care investment opportunity, call TODAY to discuss further or to make an offer !

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 / Jessica Kaku and LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.

## MORE DETAILS

Property ID                    4TFUFF2  
Property Type                Apartment

**Gopika Kaku 0493 530 809**

Sales Executive | [gkaku.mandurah@ljhooker.com.au](mailto:gkaku.mandurah@ljhooker.com.au)

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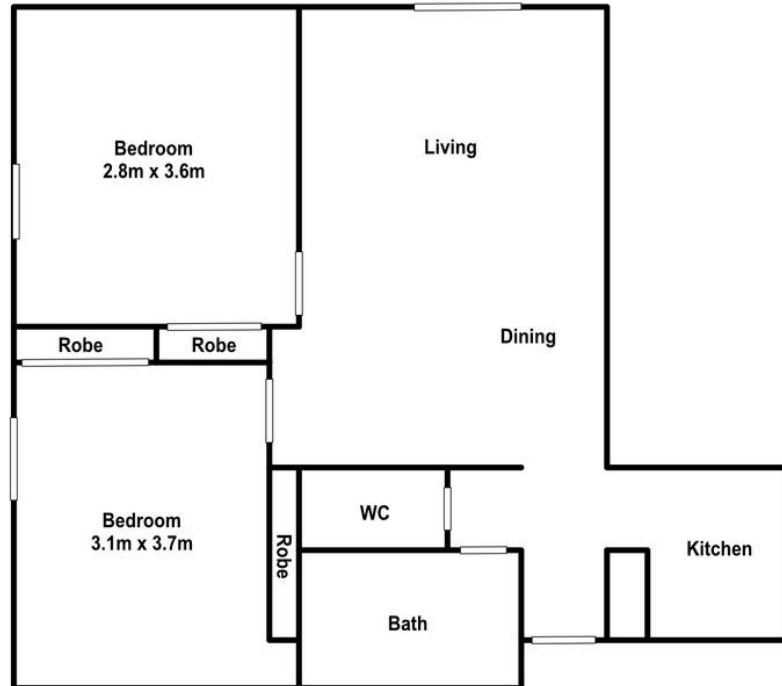


## 52/98 Mandurah Terrace, Mandurah

building 63m<sup>2</sup> | 2 x  1 x  1 x 

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\*scale in metres. dimensions are approximate. all information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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