



Mandurah, 109 Anstruther Road

Home open cancelled - Now Under Offer !

3 1 0

For Sale
Offers Invited !

View
ljhooker.com.au/4QPHFF2

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

Calling all developers, investors, and visionaries! This substantial corner block in the heart of Mandurah offers incredible development potential (subject to council approval).

Whether you're ready to develop now or prefer to land bank for future growth, this property ticks all the right boxes. Perfectly Positioned in Mandurah's Vibrant Hub.

Located just minutes from the best Mandurah has to offer, including:

- *The Mandurah Foreshore and Silver Sands Beach for leisure and relaxation
- *Local IGA and Aldi stores, within walking distance
- *Mandurah Forum Shopping Centre, a short drive away
- *Mandurah Train Station, within a short drive
- *Restaurants, cafes, and more

Property Features

This versatile corner block offers a mix of comfort and functionality:

- *3 Bedrooms for easy family living
- *Formal Living Area for welcoming guests



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.

- *Functional Kitchen with generous bench space and storage
 - *Dual Driveways: Access via Morfitt Street and Anstruther Road
 - *Ample space for parking multiple cars, a boat, or a trailer
 - *Outdoor area featuring two garden sheds for storage and a large powered shed with a workshop
- Additional Information
- *Land Area: 943m² - Mixed use R100 block.
 - *Year Built: 1980
 - *Council Rates: \$1900 approx
 - *Water Rates: \$1297 approx (01/07/2023 to 30/06/2024)
 - *Rental Appraisal: \$520 to \$550 pw

The location, zoning, and size make this block ideal for families, tradies, or investors. With most amenities close by, this is a prime spot for growth and convenience. As per Mandurah Precinct plan The objectives of R100 mixed use area is to promote a mixture of medium and high density apartment style accommodation, mixed with small scale office and commercial development. Check with the local council to explore development possibilities, and act fast to secure this incredible opportunity. Contact Gopika today to arrange a viewing and secure your future in Mandurah!

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

More About this Property

Property ID	4QPHFF2
Property Type	House
Land Area	943 m2

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109 Anstruther Rd, Mandurah

block size 943 m² | building 93m² | 3 x  1 x  2 x 



Gopika Kaku | 0493 530 809



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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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