



2A Wyeree Road, Mandurah

Big Block, Bigger Potential — Prime Central Mandurah Living

Gopika and Jessica Kaku are proud to welcome you to 2A Wyeree Road, Mandurah —a fantastic opportunity to secure a spacious property in a highly convenient and central location. Set on a generous 812sqm block, this well-positioned home offers the perfect blend of space, practicality, and lifestyle.

The 1985-built residence features five bedrooms and one updated bathroom, making it ideal for growing families, investors, or buyers seeking extra room to move. A brand-new hot water system adds to the home's comfort, while the layout provides a solid foundation to further enhance or personalise.

One of the standout features is the large powered shed (approximately 9.5m x 7.5m), complete with two roller doors and a hinged access door-perfect for tradies, hobbyists, or additional storage. With side access available, there's plenty of room for vehicles, a boat, or a caravan. Please note the property will be sold in "as is" condition

FEATURES YOU'LL LOVE:

? 812sqm block with R20 zoning potential

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FOR SALE
Offers Over \$690,000

VIEW
By Appointment

AGENTS
Jessica Kaku
0422 114 037
jessica.kaku@ljhpxp.com.au

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

AGENCY
LJ Hooker Mandurah
(08) 9586 5555

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- ? Five-bedroom, one-bathroom home
- ? New hot water system
- ? Large, powered shed with excellent access
- ? Side access to rear
- ? Additional double powered workshop space

RATES:

- Council Rates: Approximately \$1,900.00 Per Annum
- Water Rate: Approximately \$1,200.00 Per Annum
- Rental Appraisal: \$580 - \$620 Weekly
- Currently tenanted until January 2027, returning \$550.00 per week

Positioned for ultimate convenience, you'll enjoy being within walking distance to the local IGA, pharmacy, restaurants, tavern, and public transport. Plus, you're just a short drive to Silver Sands Beach, Mandurah Foreshore, Mandurah Forum, schools, and the train station.

Whether you're looking to move in, invest, or explore future potential, this property ticks all the right boxes.

Don't delay —make your move today and secure this fantastic opportunity.

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MORE DETAILS

Property ID	4TB3FF2
Property Type	House
House Size	135 m2
Land Area	812 m2

Jessica Kaku 0422 114 037

Sales Executive | jessica.kaku@ljhpxp.com.au

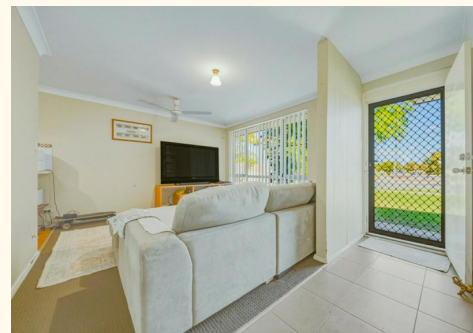
Gopika Kaku 0493 530 809

Sales Executive | gkaku.mandurah@ljhooker.com.au


LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au

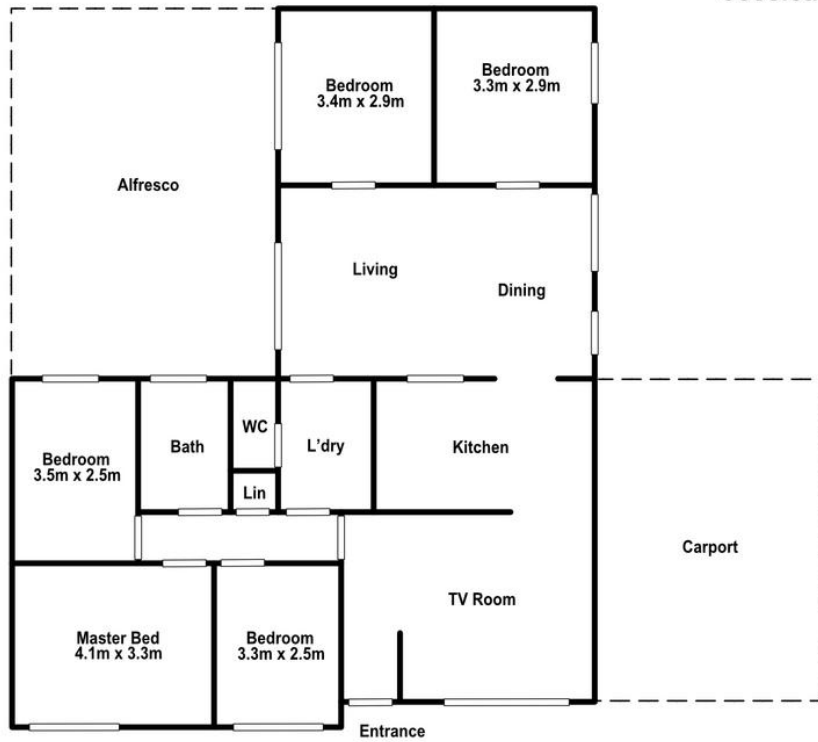


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block size 812m² | building 135m² | 5 x  1 x  1 x 



Jessica Kaku | 0422 114 037



*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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