



3 Cox Street, Mandurah

## Prime Development Opportunity in Central Mandurah!

Attention developers, investors and land bankers - this is an opportunity you won't want to miss.  
Here's a polished version with the rewiring information included:

Set on a substantial 1,030m<sup>2</sup> block with R60 zoning, this property presents an outstanding opportunity for developers, investors, and land bankers, offering exceptional subdivision and future development potential (subject to relevant approvals).

The existing home comprises 2 bedrooms and 1 bathroom, along with outbuildings, providing immediate holding income potential while future development plans are considered. Adding further value, the property was fully rewired in 2021.

Please note that the property photographs have been virtually staged for marketing purposes. The property is being sold on an "AS IS" basis.

Rates :  
Council Rates : \$1900 approx  
Water Rates : \$950 approx (1/7/25 to 30/6/26 period)

2 1 0

**FOR SALE**  
Please Call

### AGENTS

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

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

### AGENCY

LJ Hooker Mandurah  
(08) 9586 5555

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.





Current Rent : \$400 pw  
Rental Appraisal : \$430 - \$470 pw

Positioned in the heart of Central Mandurah, with shops, transport, schools and amenities all within easy reach, opportunities of this size and zoning are becoming increasingly rare. Unlock the potential and secure your stake in one of Mandurah's most exciting development prospects. Call TODAY to discuss further or make an offer!

**DISCLAIMER:** 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 Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

## MORE DETAILS

|               |                     |
|---------------|---------------------|
| Property ID   | 4TGCF2              |
| Property Type | House               |
| Land Area     | 1030 m <sup>2</sup> |

### Gopika Kaku 0493 530 809

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

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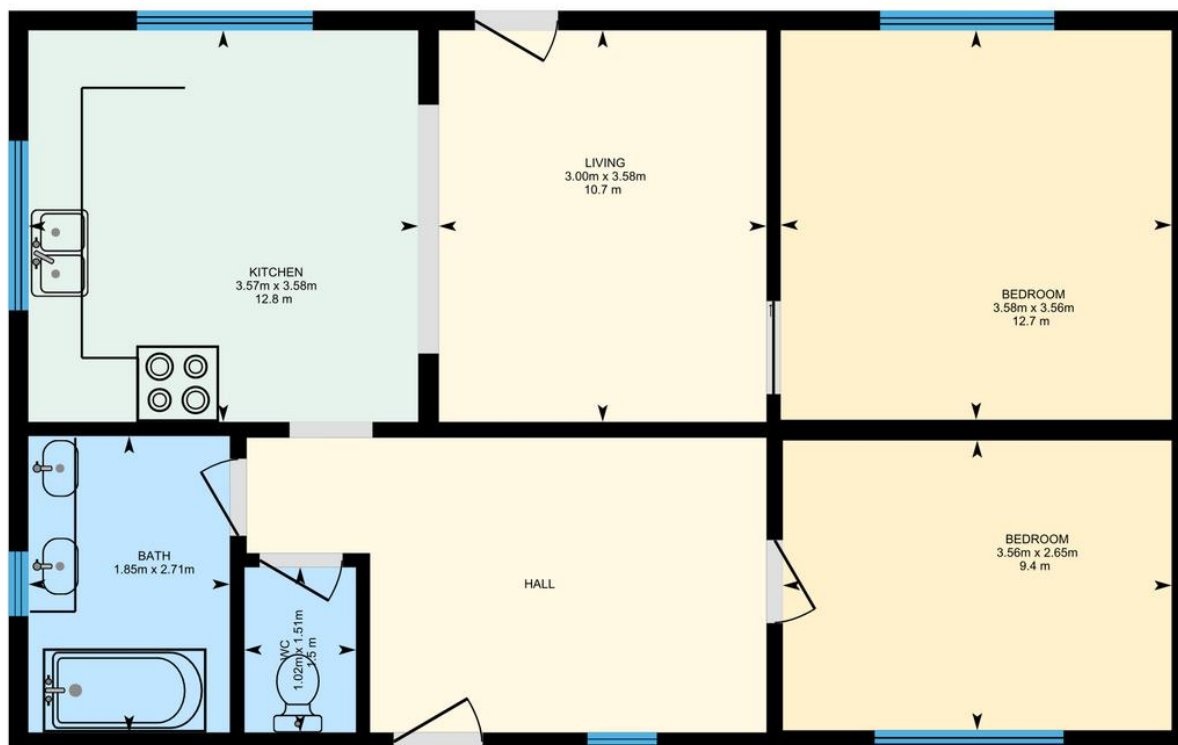


## 3 Cox St, Mandurah, WA

Interior Area: 90m<sup>2</sup> | Exterior Area: 1,030m<sup>2</sup>

**Gopika Kaku**

LJ Hooker Property Experience South  
0493 530 809  
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\*for illustrative purposes only. All reported dimensions, property sizes and floor areas are approximate and subject to independent verification. To the extent permitted by law, no warranty is made as to accuracy or completeness, and no liability will be accepted for any errors or omissions.

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