



31 Wyeree Road, Mandurah

3 1 0

Exceptional Investment - Minutes from Silver Sands Beach with Secure Income & Potential !

FOR SALE
Offers Over \$649,000

AGENTS
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AGENCY
LJ Hooker Mandurah
(08) 9586 5555

Home open cancelled - now under offer !

" bedroom, 1-bathroom home on an R20-zoned 819m² block, offering excellent side access and a fixed-term lease in place until November 2026, paying \$550 per week. With a long-term tenant already secured, this property presents a great investment opportunity with rental income.

A standout feature is the exceptional parking and workshop space, perfect for tradies or hobbyists, with three lock-up garages plus additional undercover parking and drive-through side access, or can be used as one lock up garage and a double powered work shed

Conveniently located in the heart of Mandurah, the property is within short distance to Silver Sands Beach, Mandurah Foreshore, IGA, and Mandurah Forum - plus close to schools, the train station, and all essential amenities.

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.

LJ Hooker

Property Features:

Main features

- 3 bedrooms, all with robes
 - Family bathroom
 - Lovely lounge with a feature fireplace
 - Good-size kitchen with plenty of cupboard space
 - Family room overlooking the kitchen
 - Large, paved garden with fruit trees and a water feature.
 - Side access, drive through to the single garage plus double powered shed-- ideal for trailers, equipment or extra vehicles
 - Solar panels and solar hot water system to help with power bills
- Other features:

- Land area: 819m²
- Floor area: 134m²
- Year Built : 1981
- Council Rates : \$2100 approx.
- Water Rates : \$1345 approx. (2024-2025 financial year)
- R Code : R20 zone
- Rental appraisal : \$550 to \$570 pw
- Current rent : \$550pw fixed till Nov 2026

An unmissable opportunity awaits! Ideally positioned just a short distance from Silver Sands Beach and key amenities, this property offers exceptional convenience along with secure, ongoing rental income. Act fast - quality investment opportunities like this are in high demand. Call TODAY for more information 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 4SC3FF2
Property Type House

Gopika Kaku 0493 530 809

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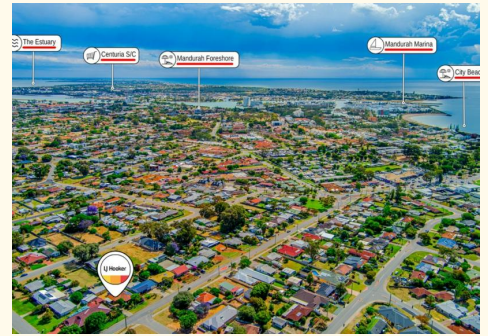
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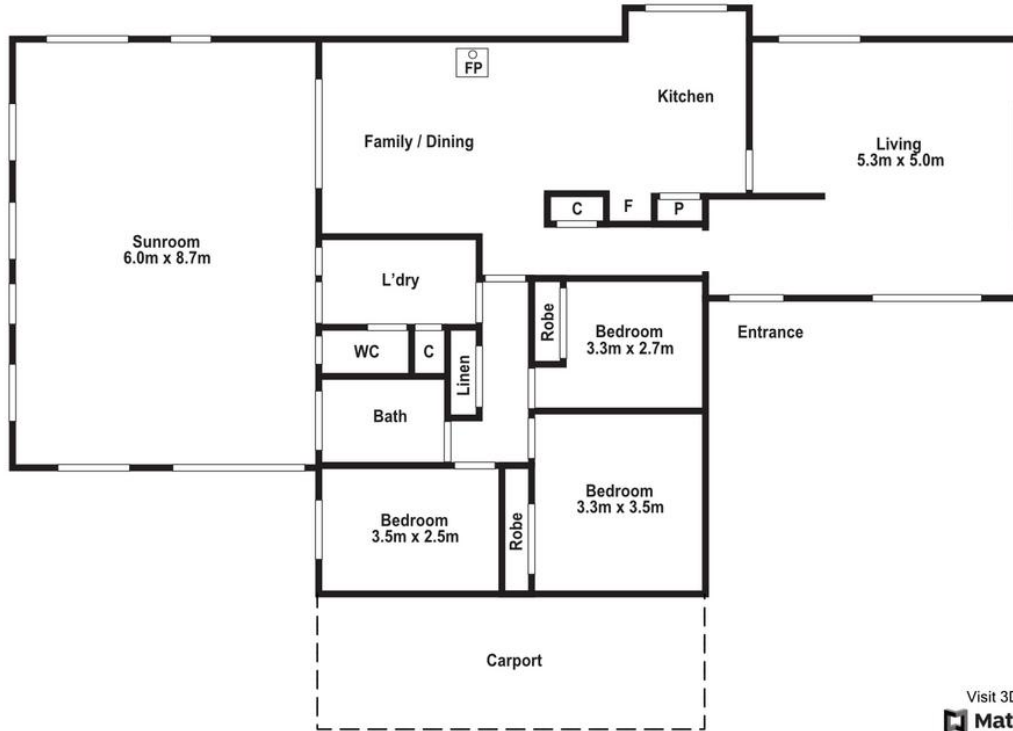


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block size 819 m² | building 134m² | 3 x  1 x  2 x 



Gopika Kaku | 0493 530 809



*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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