



45 Park Road, Mandurah

Central Mandurah Value-Add Opportunity —Live, Rent or Develop!

Positioned on a generous 1105m² R20-zoned block, this 3 bedroom, 2 bathroom home offers excellent potential to add value and secure a well-located property with future upside.

Ideally located in the heart of Mandurah, the home is just moments from Mandurah Train Station, the vibrant Mandurah Foreshore, Silver Sands beach and Mandurah Forum, placing transport, shopping, and lifestyle amenities right at your doorstep.

A simple update, such as changing the carpets and adding a fresh coat of paint, provides an easy and cost-effective way to enhance the home's appeal and value. While planning future development potential (subject to council approval), the property can be comfortably lived in or rented out to assist with mortgage repayments. The large backyard is perfect for kids and pets and is complemented by side access and a spacious rear shed, ideal for extra storage, a workshop, or a man cave.

Add value now, enjoy the location, and unlock future potential in central Mandurah.

Property Features :

3 2 3

FOR SALE

Offers Over \$729,000

AGENTS

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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.

LJ Hooker

Land area : 1105m2
Floor area : 126m2 approx
Year Built : 1990
Rental appraisal : 500 to 550pw

Do not miss this 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 4SJ1FF2
Property Type House

Gopika Kaku 0493 530 809

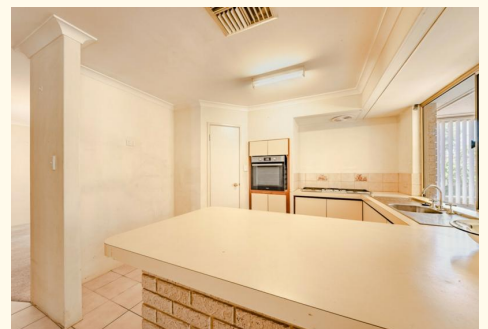
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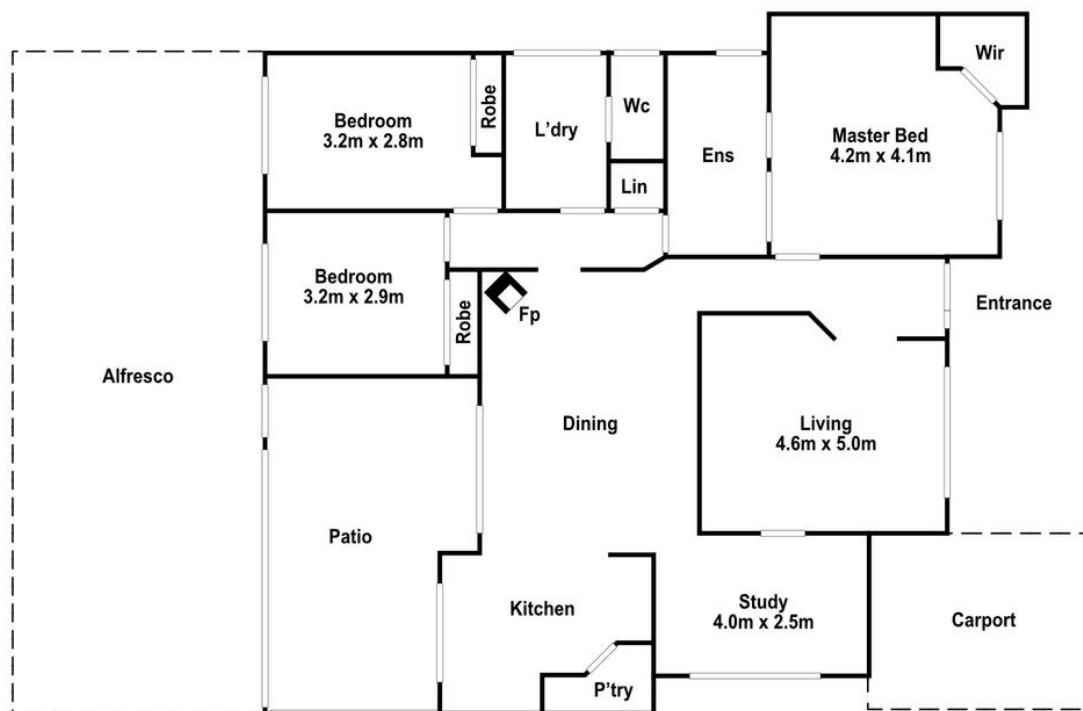


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block size 1,105 m² | building 126m² | 3 x  1 x  1 x 



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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