



69 Milgar Street, Mandurah

## R20 Zoned —Blank Canvas for Your Next Project!

Calling all visionaries, project seekers and savvy investors!




This is an unbeatable opportunity, a true blank canvas ready for your imagination and vision. Built in 1977, this property is brimming with potential to be transformed into a modern masterpiece.

Situated on an R20-zoned block, this property offers scope for someone ready to take on a project and unleash their creativity.

Inside, the home offers three bedrooms, a large bathroom with bath, shower and toilet, plus an additional separate toilet for your convenience. You'll also find a formal living area at the front of the property, a large kitchen, and a separate laundry. Out the back, a large shed provides plenty of extra storage.

Enjoy the convenience of being within a short drive to Mandurah Train Station, Silver Sands Beach, and Mandurah Forum for all your shopping needs.

The property will be sold 'as is', offering a genuine chance to make your mark and craft a home that reflects your style and ideas.

3  1  1 

### FOR SALE

Offers Over \$560,000

### AGENTS

Gopika Kaku

0493 530 809

gkaku.mandurah@ljhooker.com.au

### AGENCY

LJ Hooker Mandurah

(08) 9586 5555

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

### Main Features:

- " Land area: 812m<sup>2</sup>
- " Floor area: 114m<sup>2</sup> approx
- Council rates: \$2,100 approx
- Water rates: \$1,256 approx (1/7/2024 to 30/6/2025 period)
- Rental appraisal : \$530 to \$580pw
- Zoning: R20 zone

Don't miss this chance to secure a property with so much potential — call today to discuss further or to arrange your viewing!

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### MORE DETAILS

Property ID                    4S3VFF2  
Property Type                House

**Gopika Kaku 0493 530 809**

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

**LJ Hooker Mandurah (08) 9586 5555**

68 Mandurah Terrace, MANDURAH WA 6210  
[mandurah.ljhooker.com.au](http://mandurah.ljhooker.com.au) | [hello.south@ljhpxp.com.au](mailto:hello.south@ljhpxp.com.au)

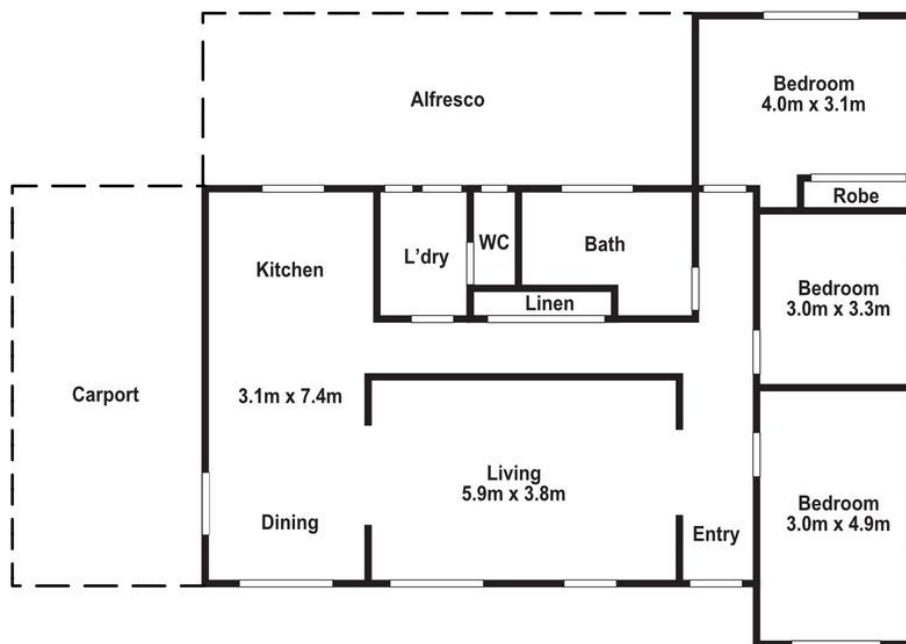


## 69 Milgar St, Mandurah

block size 813 m<sup>2</sup> | building 287m<sup>2</sup> | 3 x  1 x  1 x 

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Gopika Kaku | 0493 530 809



Visit 3D space on  
 **Matterport**



\*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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