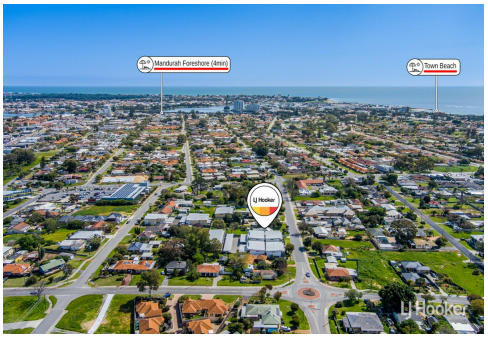








Mandurah, 95 Cooper Street

Diamond in the Rough! Do Up or Develop - Under offer, home open cancelled !

3 1 2

For Sale
Offers Over $499,000

View
ljhooker.com.au/4Q90FF2

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

Nestled in the heart of Mandurah, approx 500m away from the convenience of Aldi Supermarket and under 2 km from the Mandurah train station, short distance to Mandurah foreshore and Mandurah Forum to take care of all your shopping needs. This property offers an exciting opportunity for savvy investors and developers alike! 1151 m2 block with size R60 zone explore the possibilities and development potential with the local council.

Property features:

* 3 Bedrooms and 1 bathroom
* Side access at the back to park or boat or trailer
* Blank canvas, so let your creativity flow to transform this rough diamond
* Garden shed at the back for storage

Other features:

LJ Hooker

LJ Hooker Mandurah
(08) 9586 5555

Disclaimer: 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.

* Block size : 1151m2, R60 zone
* Floor Area : 106m2 approx
* Year build : 1948
* Council Rates: $1700 approx
* Water Rates: $1210 approx
* Current rent : $400 pw fixed till 1st August 2025.
* Rental appraisal : $400 to $460. Potential to achieve higher rent from $460 to $530 after some renovation.

This property is being sold in its current condition, as is where is, providing an ideal opportunity for those with a keen eye for potential and a passion for renovation. Whether you're looking for a personal project or a strategic investment, this is a chance to add significant value to a well-located property. Don't' miss rare opportunity to secure this property offering unlimited potential. To avoid disappointment, call Gopika TODAY to arrange your viewing or to make an offer. (Please note the internal photos published on the website are not current.)

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. LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.











More About this Property

Property ID	4Q90FF2
Property Type	House
Including	Toilets (1)

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

LJ Hooker Mandurah (08) 9586 5555
68 Mandurah Terrace, MANDURAH WA 6210
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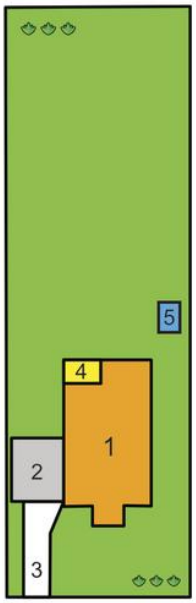
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95 Cooper St, Mandurah

block size 1,151 m² | building 100 m² | 3 x 1 x 2 x

Gopika Kaku | 0493 530 809





Legend

1. Residence
2. Carport
3. Driveway
4. Alfresco
5. Shed

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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 enquirers.

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