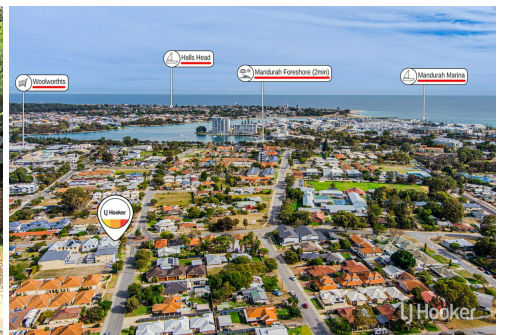
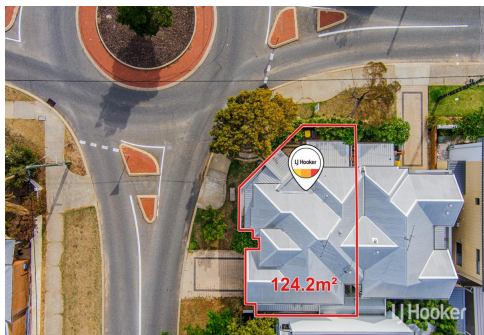




## Mandurah, 31A Cooper Street

Walking Distance To Mandurah Foreshore

3 2 2

**For Sale**  
Offers Low \$500's

**View**  
[ljhooker.com.au/4PKUFF2](http://ljhooker.com.au/4PKUFF2)

**Contact**  
**Gopika Kaku**  
0493 530 809  
[gkaku.mandurah@ljhooker.com.au](mailto:gkaku.mandurah@ljhooker.com.au)

- Two-story townhouse
  - Bedrooms: 3
  - Bathrooms: 2
  - Family Rooms: 2 large
  - Modern open plan kitchen and laundry
  - Additional Rooms: Upstairs TV room or study home office
  - Master Bedroom: Large double with spacious walk-in bir
  - En-suite: Shower room with his and her sinks
  - Family Bathroom: Includes bath and separate enclosed shower
- Additional Features: Separate toilet, light and bright with vaulted ceiling to the second floor living area

Built Year: 2012  
Block Size: 181 m2



**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.

## Additional Features:

Air Conditioning: Ducted reverse cycle

Fixtures and Fittings: High-quality with stone benchtops

Kitchen Appliances: Gas cooktop with quality oven, large space for a family-sized fridge/freezer

Yard: Low maintenance

Storage: Lockable store room

Suitability: Great for lockup and leave, suitable as a first home, ideal for downsizers

Location: Central Mandurah

Public Transport: On the bus route with a bus stop at the doorstep

Nearby Attractions: Walking distance to Mandurah Marina and Dolphin Quay foreshore

Shopping: Mandurah Shopping Forum nearby

Transportation: Mandurah Train Station to Perth City and connections to Perth Airport are easily accessible by a short drive, taxi, or bus ride

## Financial Details:

SURVEY STRATA PROPERTY - NO STRATA FEES

Lease: Periodic lease @ \$1,651.19 per month

Shire Rates: TBA

Water Rates: \$242.23 (approx)

Rental appraisal : \$625 to \$650.

Overall, this property seems to offer a comfortable and convenient lifestyle, with its modern features, prime location, and low maintenance design, complete with tenants in place who are keen to say on in this property.(60 days will need to be given as notice for the tenants to end their tenancy).

## More About this Property

|               |                                               |
|---------------|-----------------------------------------------|
| Property ID   | 4PKUFF2                                       |
| Property Type | Townhouse                                     |
| Land Area     | 181 m <sup>2</sup>                            |
| Including     | Air Conditioning<br>Courtyard<br>Fully Fenced |

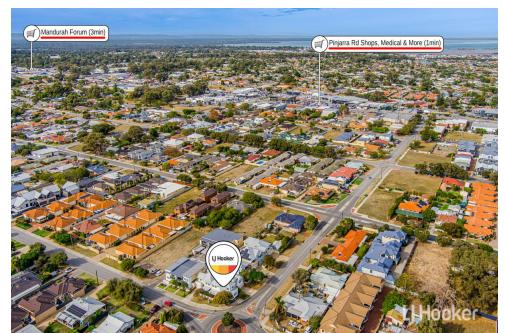
**Gopika Kaku 0493 530 809**

Property Consultant | [gkaku.mandurah@ljhooker.com.au](mailto:gkaku.mandurah@ljhooker.com.au)

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

68 Mandurah Terrace, MANDURAH WA 6210

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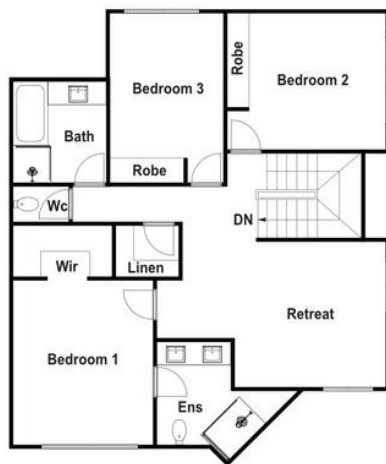
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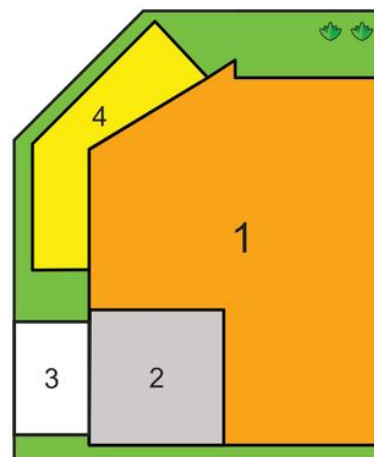
# 31A Cooper St, Mandurah

block size 180.9 m<sup>2</sup> | building 124.2m<sup>2</sup> | external 56.7m<sup>2</sup>

3 x 2 x 2 x



Gopika Kaku | 0493 530 809



## Legend

- 1. Residence
- 2. Garage
- 3. Driveway
- 4. Patio

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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 enquiries.



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