



Mandurah, 3/11 Eacott Street

"Prime Investment Opportunity - No Strata Fees!" - Home open cancelled !

If you have been looking for a modern town house to add to your investment portfolio, come and inspect this modern town house, nestled in a small, exclusive complex of just five properties. Centrally located in Mandurah, this townhouse sits in the middle of the complex, with the added benefit of "No Strata" fees.

For those seeking convenience, the Mandurah train station, Silver Sands Shopping Centre, the Forum Shopping Centre, schools, beaches, and medical facilities are all within easy reach.

The home itself features three well-appointed bedrooms, two bathrooms, and a double lock-up garage. Upon entering, you'll be greeted by an open-plan kitchen, dining, and living area. The kitchen is equipped with modern stainless steel appliances, stone benchtops, and ample cabinetry. Upstairs, all bedrooms are generously sized and come with floor-to-

3 2 0

For Sale
Offers over \$489,000

View
ljhooker.com.au/4Q6KFF2

Contact
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LJ Hooker Mandurah
(08) 9586 5555

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ceiling mirrored wardrobes, window treatments, and the master bedroom includes an ensuite

Key Property Features :

- 3 spacious bedrooms, 2 modern bathrooms
- Paved courtyard perfect for outdoor entertaining
- 2 split system A/C units for year-round comfort
- Stone bench top.
- A combination of tiled and carpeted flooring
- Convenient laundry room & guest toilet downstairs
- Double internal access garage.

Other Features:

Year Built : 2006

Block size : 139m2 approx

Floor area : 115m2 approx

Council Rates : \$2000 approx

Water Rates : \$1350 approx

Current rent: \$480 pw fixed term lease till 20/04/2025.

Strata Fees : Not applicable

Do not miss this investment opportunity, call Gopika TODAY!

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

More About this Property

Property ID	4Q6KFF2
Property Type	Townhouse

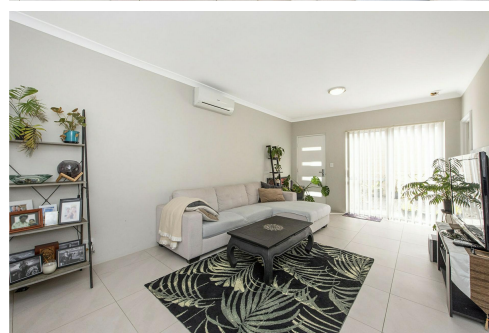
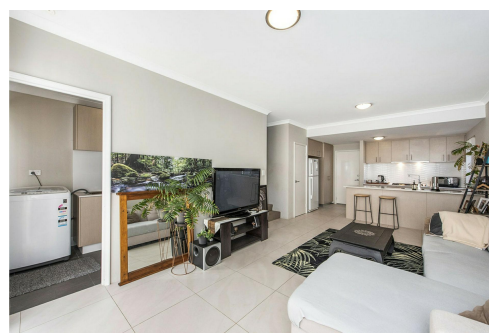
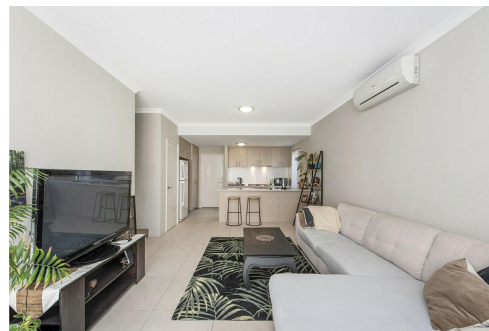
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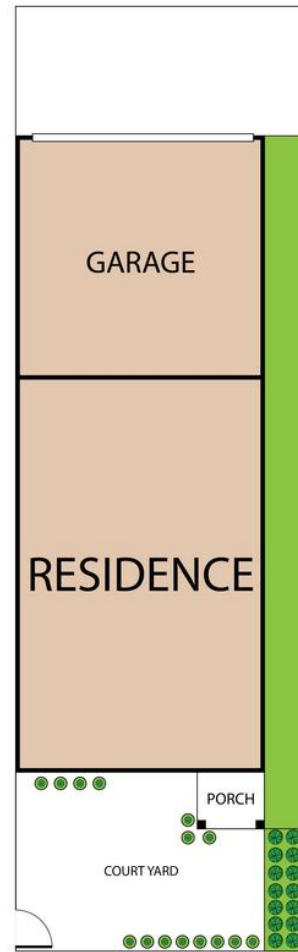
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Unit 3/11 Eacott Street, Mandurah 6210

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.