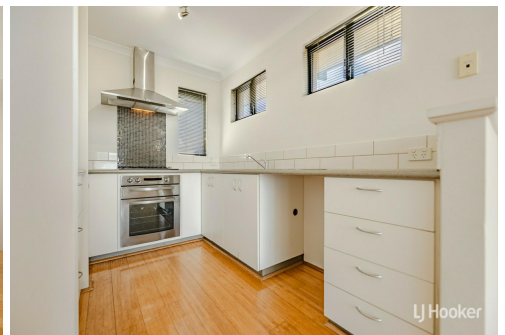
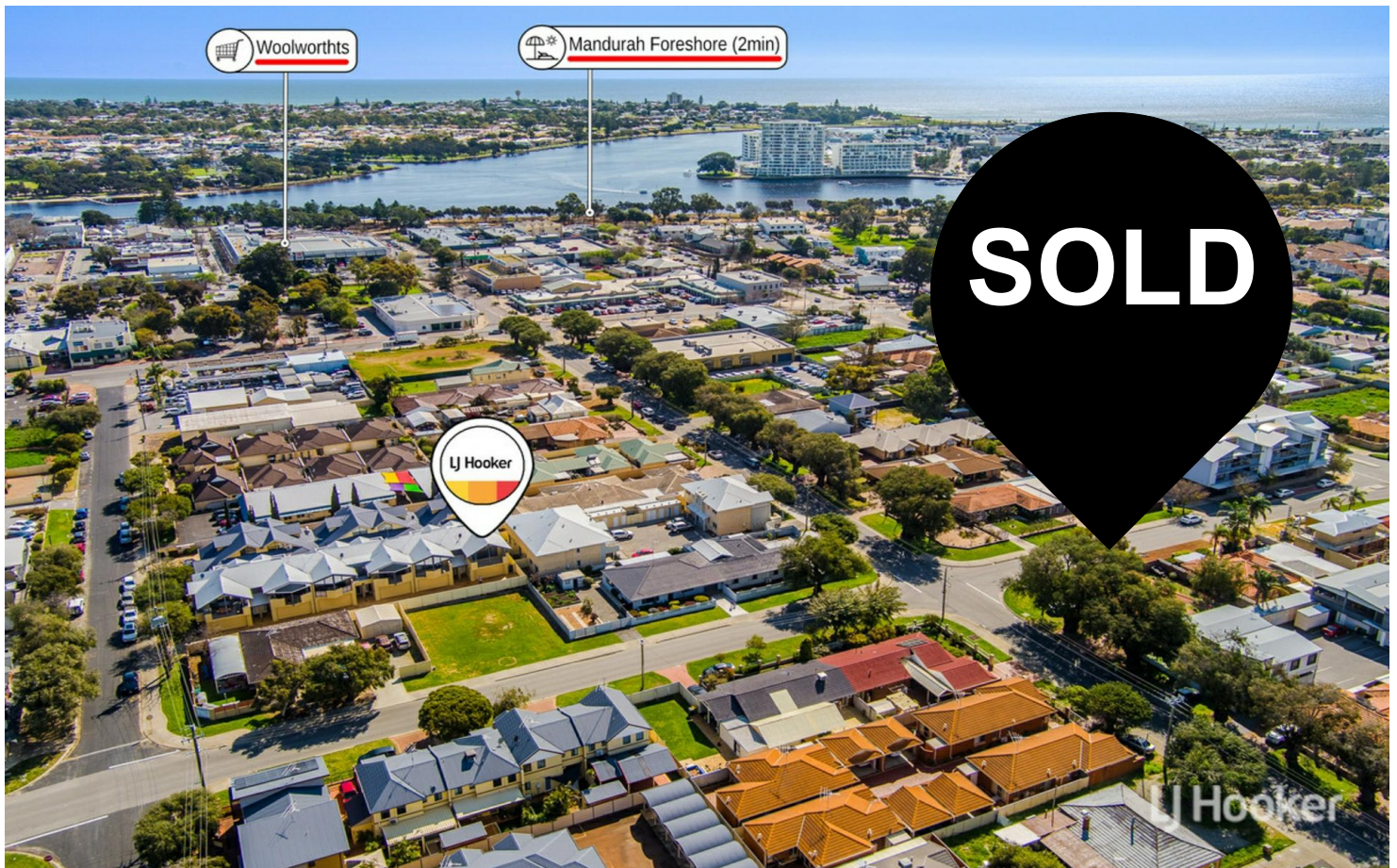




Mandurah, 6/18 Davey Street

NEST OR INVEST! - Home open cancelled, now under offer!

If you're seeking a modern townhouse to call home or add to your investment portfolio, this is a must-see! Nestled in a small, exclusive complex of just six properties, this stylish townhouse is centrally positioned in Mandurah at the end of the complex, offering both privacy and convenience.

Located right in the heart of Mandurah, you'll find yourself within easy reach of all local amenities. Mandurah Forum, with its array of shops, cafes, and restaurants, is just a short distance away, while the beautiful Mandurah foreshore is just a quick stroll from your doorstep.

This double-story home offers a practical layout with the master bedroom, main living area & modern kitchen upstairs, along with a spacious balcony. Downstairs, you'll find two additional bedrooms, a bathroom, and a laundry. The property also includes a double lock-

3 2 2

For Sale
Offers Over \$499,000

View
ljhooker.com.au/4Q92FF2

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



LJ Hooker Mandurah
(08) 9586 5555

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up garage and a low-maintenance paved courtyard with no gardens to maintain, perfect for a busy family.

Key Property Features :

- 3 spacious bedrooms, 2 modern bathrooms
- split system A/C units for year-round comfort
- Modern kitchen
- A spacious balcony to relax and unwind.
- Double internal access garage.

Other Features:

Year Built : 2007

Block size : 198m2 approx

Floor area : 127m2 approx

Council Rates : \$2000 approx

Water Rates : \$1315 approx

Strata Fees : \$603.50 per quarter

Rental Appraisal: \$530 to \$560 pw

Do not miss this opportunity; call Gopika TODAY to arrange viewing 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. LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.

More About this Property

Property ID	4Q92FF2
Property Type	Townhouse
Including	Ensuite Toilets (2) Courtyard Balcony Built-in-Robes

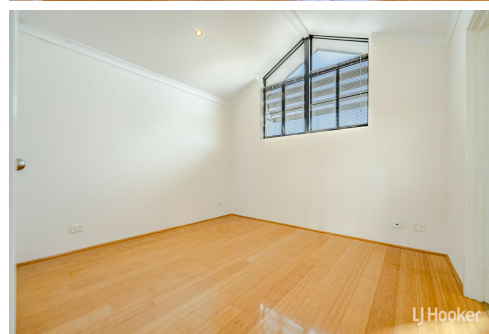
Gopika Kaku 0493 530 809

Property Consultant | gkaku.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555

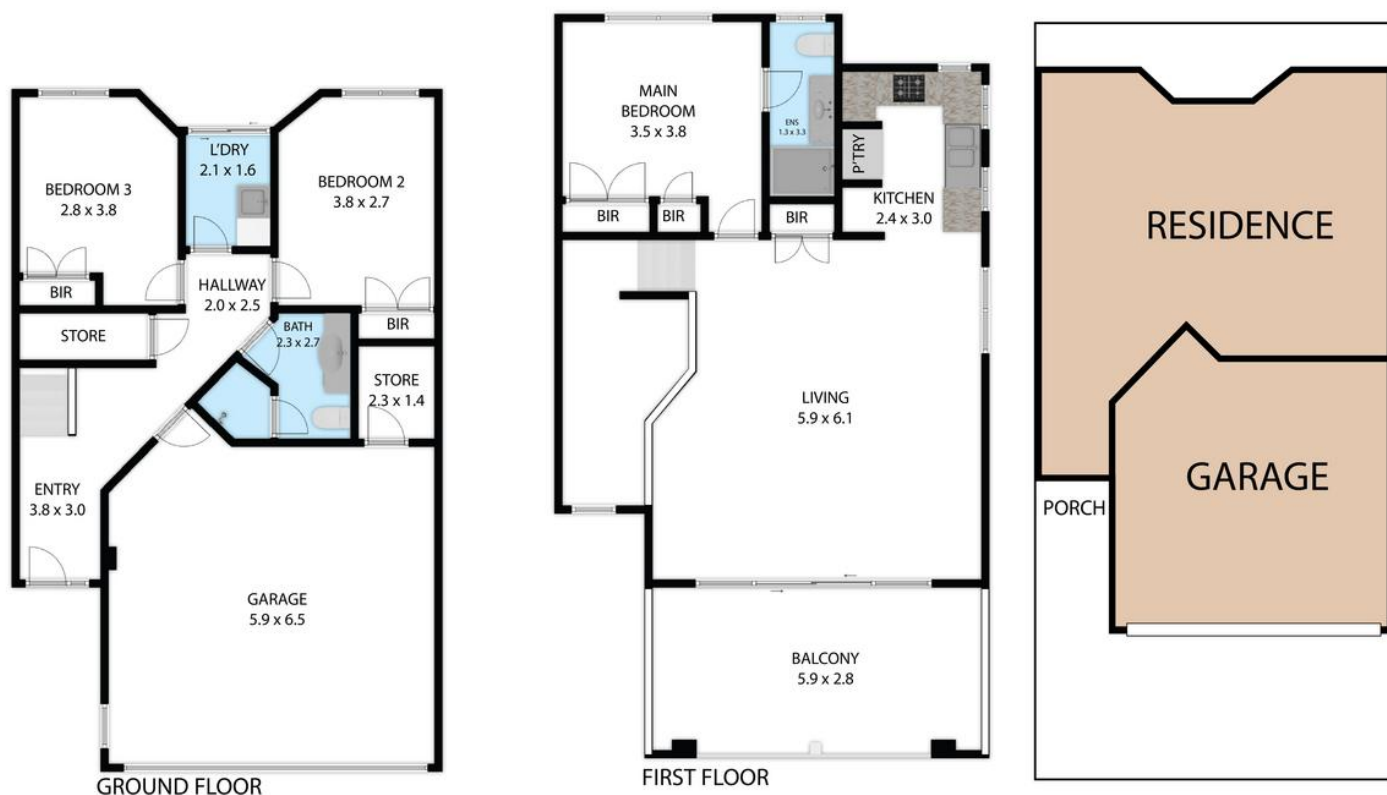
68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | reception2.mandurah@ljhooker.com.au



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Unit 6/18 Davey 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.