



## Mandurah, 2C Day Road

Superbly Located Mandurah Gem - No Strata Fees! -  
Home open cancelled - Under Offer !



**For Sale**  
Offers Over \$549,000

**View**  
[ljhooker.com.au/4QSEFF2](http://ljhooker.com.au/4QSEFF2)

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

Looking for an easy-care property to call home or add to your investment portfolio? This is a must-see. This low-maintenance property is perfectly positioned in a small no exist street within short distance to Mandurah foreshore, short walk to the beach and short drive to Mandurah train station, Aldi and IGA supermarkets.

This property offers the perfect combination of lifestyle, location, and value. Imagine living just moments from pristine beaches, local cafes, shops, and everything you need for the ultimate Mandurah lifestyle With no strata fees and being the end unit of only three, this home delivers unbeatable value and convenience.

Features You'll Love:

\*Practical Layout: 3 bedrooms, master with walk in wardrobe & two minor bedrooms each with built-in robes.

\*Separate Living Area for added space and privacy, could be used as your home office



**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.

or a study

\*Open Plan Living with a modern kitchen, dining, and family area.

\*Modern Upgrades including fresh paint, new hybrid flooring, and upgraded recessed LED lighting.

\*Rear Courtyard perfect for barbecues or relaxing.

\*Year-Round Comfort: new ducted Mitsubishi Electric system.

\*Double Garage with secure shoppers' entry.

\*Enhanced Security with new security screens on select windows and doors.

\*Added storage : Separate lockable shed.

This combination of comfort, style, and functionality makes this property a standout choice!

#### Other Features

\*Year Built: 2011

\*Land Area: 266m2

\*Floor Area: 125m2

\*Council Rates: \$2100 approx

\*Water Rates : \$1340 approx (1/7/23 to 30/6/24 period)

\*Rental Appraisal : \$550 to \$580 per week

Whether you're a first home buyer, downsizer, or investor, this property offers the perfect combination of lifestyle, location, and value. Imagine living just moments from pristine beaches, local cafes, shops, and everything you need for the ultimate Mandurah lifestyle. Don't miss out on this gem! Contact Gopika today to arrange a viewing and make it yours.

## More About this Property

**Property ID** 4QSEFF2

**Property Type** Unit

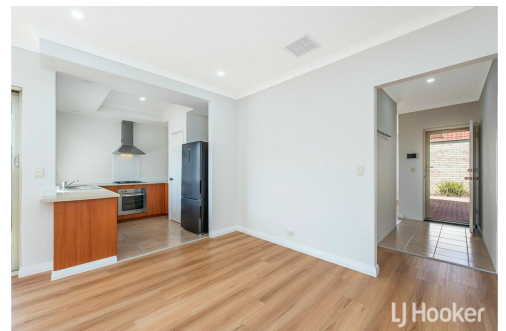
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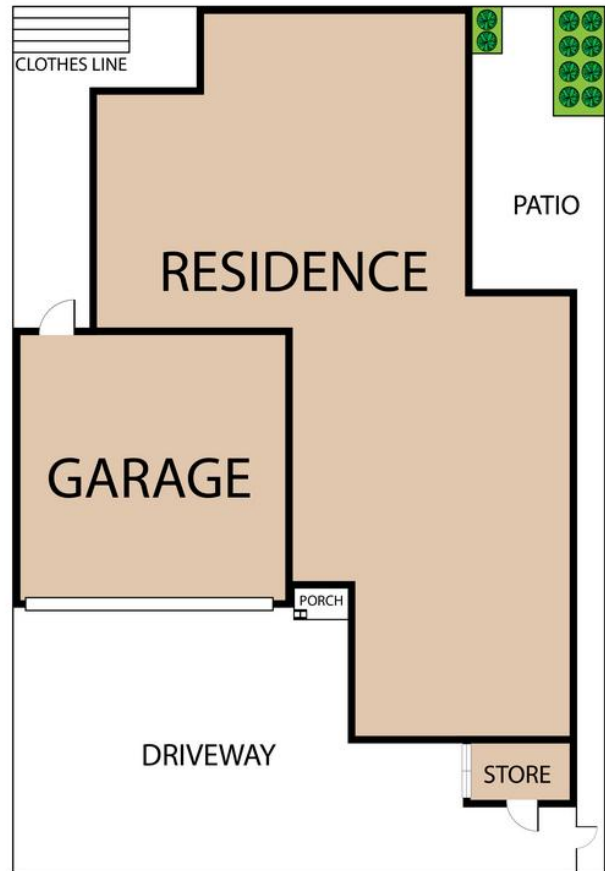
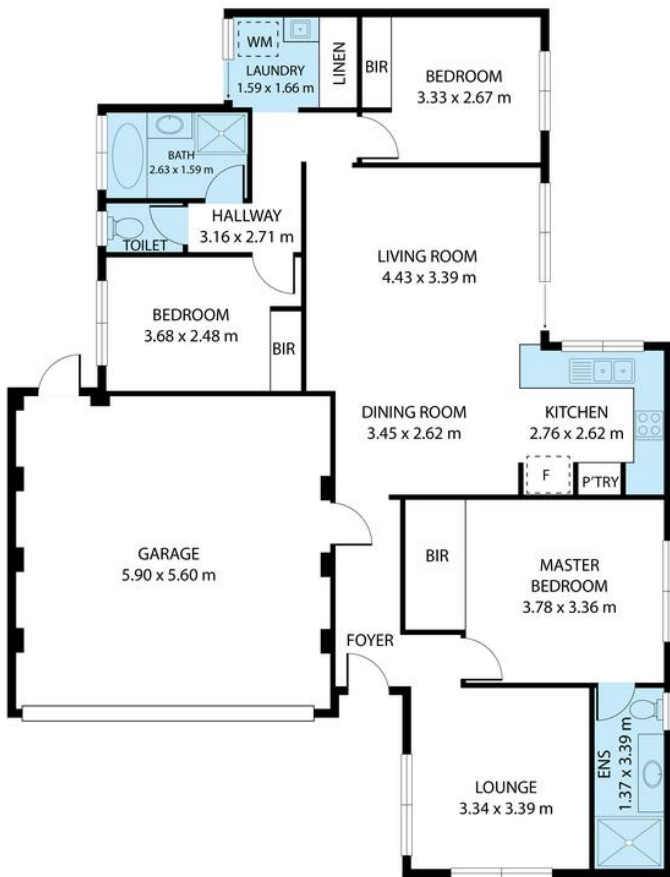
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2C Day Road, Mandurah, WA, 6210

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.