



Mandurah, 1/74 Anstruther Road

Exceptional Features of This Centrally Located Home Unit

This centrally located home unit, completely free from Strata Levies, is a gem just moments away from Mandurah's array of amenities. Boasting three bedrooms and one bathroom, this property provides a cozy living space. The galley style kitchen, spacious bedrooms with ample built-in robes, tidy bathroom, and separate laundry contribute to the overall convenience. Out back, the patio area features a built-in barbecue perfect for entertaining, while the option of two carports makes parking hassle-free. With amazing long-term tenants already in place, this property is an excellent addition to any portfolio.

- Low maintenance
- No strata fees
- Two undercover car spaces
- Solar panels
- Freshly renovated bathroom and toilet
- Updated galley-style kitchen with skylight



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.

3 1 2

For Sale
Offers Over \$449,000

View
ljhooker.com.au/4PDBFF2

Contact
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LJ Hooker Mandurah
(08) 9586 5555

- Generous open-plan living and dining area
- Laminate flooring
- Security doors and screens
- Block-out roller screens
- Reticulated gardens
- Paved rear courtyard area, ready for your BBQ and outdoor patio setup.
- 2 mins to the Silver Sands beach
- 3 mins to Mandurah Forum
- 3 mins to Mandurah's foreshore and café strip
- 4 mins to Mandurah Train Station
- 8 mins to Kwinana Freeway

Investors Note:

Currently tenanted at \$450/wk until the 28/08/24

Council rates: approx.. \$1800

Water Rates: \$905

No Strata Fees

With its charming appeal and unbeatable location, this property won't stay on the market for long. Don't miss out- join us for the weekend home open. Contact me now to secure your opportunity!

DISCLAIMER: 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. Rob Kidnie 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	4PDBFF2
Property Type	Unit
Including	Toilets (1)

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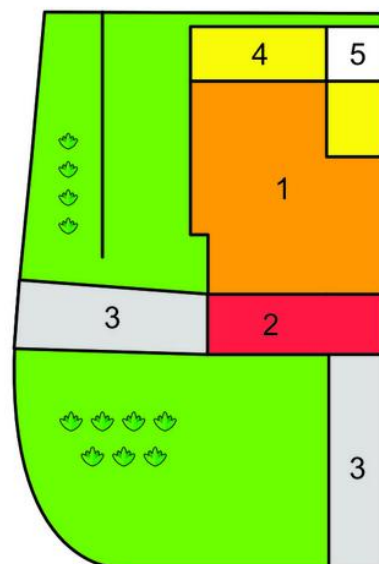
1/74 Anstruther Road, Mandurah

Living area 93m²

3 x 1 x 2 x



Robert Kidnie | 0401 076 916



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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.*



Legend

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



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