



## Mandurah, 2/2-4 Andrew Street

\_ OPEN HOME \_ CANCELLED \_ UNDER OFFER \_

This fully renovated low maintenance, two-bedroom, one bathroom home is ideally located two minutes from the beach and close to town in a quiet 8 unit complex. With fresh neutral tones and brand new flooring and tiles throughout, it gives a fresh beachy feel.

This neat home has so much to offer, would be a great investment, lockup and leave or downsizer. Perfect for the commuter with only a few minutes' drive to the train station.

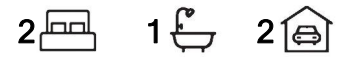
Public transport on Mandurah Tce.

Key Features:

- Freshly Painted.
- New lighting
- Modern Open Plan Living with spacious lounge, dining, and kitchen areas
- Spacious kitchen with stone bench tops
- Brand New Westinghouse Appliances including dishwasher



**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.



**For Sale**  
Offers Over \$459,000

**View**  
[ljhooker.com.au/4Q2BFF2](http://ljhooker.com.au/4Q2BFF2)

**Contact**  
**Robert Kidnie**  
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[rkidnie.mandurah@ljhooker.com.au](mailto:rkidnie.mandurah@ljhooker.com.au)

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

- Two Good Sized Bedrooms, Master Bedroom with built-in robes
- Reverse Cycle Air Conditioning for year-round comfort
- Single Auto Remote Garage for convenience
- Visitor/Extra parking in front of garage
- Two secure outdoor areas
- Front patio ideal for entertaining and summer barbeques

Location Highlights:

Just a short stroll to the beach, marina, restaurants, and cafes

Perfect for commuters, with only a few minutes' drive to the train station

Public transport on Mandurah Tce

Walk to the beach and shops for ultimate convenience

This neat unit has so much to offer and would be a great investment, lock-up-and-leave, or downsizer.

Investors Note:

- Potential Rent: \$470 - \$500
- Council Rates: \$1800 (approx)
- Water Rates :\$1021 (approx)
- Strata Fees: \$439 pq (approx)

Don't miss out on this incredible opportunity!

Call Rob Kidnie today on 0401 076 916 if this home ticks the boxes for you!

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

<b>Property ID</b>	4Q2BFF2
<b>Property Type</b>	Unit
<b>Including</b>	Toilets (1)

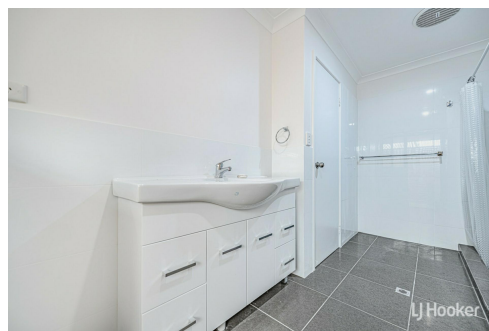
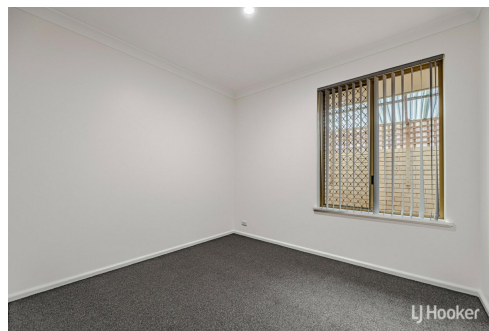
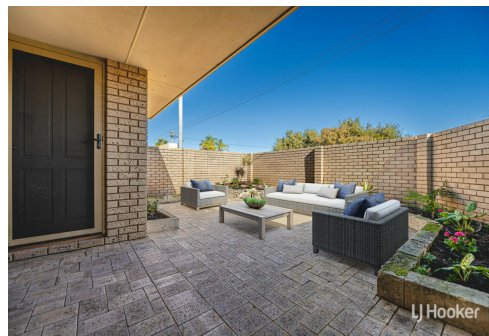
**Robert Kidnie 0401 076 916**

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

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