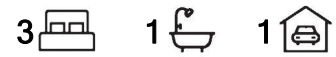




Mandurah, 3/47 Tuckey Street

Elegant & Secure Townhouse with 1.5 Bathrooms — Moments from Mandurah Foreshore



For Sale
Please Call

View
ljhooker.com.au/4RBQFF2

Contact
Robert Kidnie
0401 076 916
rkidnie.mandurah@ljhooker.com.au

Perfectly positioned just a short stroll from the iconic Mandurah Foreshore and Estuary, this stylish townhouse offers an unbeatable combination of lifestyle, convenience, and investment potential. Surrounded by vibrant cafés, waterfront restaurants, scenic walking trails, and the natural beauty of Mandurah's waterways, this home is ideal for those who want to be close to the action while enjoying peace of mind in a secure, gated complex.

Step inside and be welcomed by warm, polished hardwood floors that set the tone for this stylish, move-in-ready home. Thoughtfully designed across two generous levels, it features three spacious bedrooms, each with built-in robes. The master suite opens onto a private balcony, creating the perfect retreat, while multiple living areas upstairs and down provide plenty of space to relax or entertain.

Adding to its practicality, the home includes 1.5 bathrooms - a full ensuite upstairs for



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.

comfort and privacy, and a convenient powder room downstairs for guests and everyday ease. At the heart of the home is a modern, well-appointed kitchen complete with gas and electric stainless steel appliances and a dishwasher, blending sleek design with everyday functionality.

The bathroom is beautifully finished modern fittings, and comfort is assured year-round with reverse cycle air conditioning. There are two toilets, one on each level, and a private courtyard with timber decking that's perfect for a BBQ and entertaining. At the rear of the home, a handy storeroom adds extra space, and vehicle security is taken care of with a lock-up garage with extra height for larger vehicles.

Located in a well-maintained, upmarket gated complex, this property offers fantastic appeal for FIFO workers, downsizers, first-home buyers, or savvy investors.

Key Details:

- Built in 2004 with 124m² of living area
- 3 generous bedrooms,
- 1 .5 bathrooms, full ensuite upstairs and a convenient powder room on the ground floor.
- Stunning hard wood floors
- A master suite with balcony access
- Spacious living areas both upstairs and down with downlights throughout
- High end Hik Vision intercom system
- A sleek kitchen with gas/electric stainless steel appliances and dishwasher
- Stylish bathroom with floor-to-ceiling tiling and modern fittings
- Fujitsu Reverse cycle air conditioning for year-round comfort
- Private courtyard with timber decking —perfect for a BBQ and entertaining
- Secure garage and height for larger vehicles
- Rear storeroom

Investors Note:

- Rental appraisal \$500 - \$550/wk
- Council Rates \$2083 PA
- Water Rates \$1,149.52 PA
- Strata Fees - \$620 / quarter

If you're chasing a low-maintenance home in a location that truly has it all —vibrant lifestyle, close proximity to cafés, restaurants, and stunning waterways, along with strong



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.

investment appeal —3/47 Tuckey Street is the one you've been waiting for.

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 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	4RBQFF2
Property Type	Unit
House Size	124 m2
Land Area	196 m2
Including	Toilets (2)

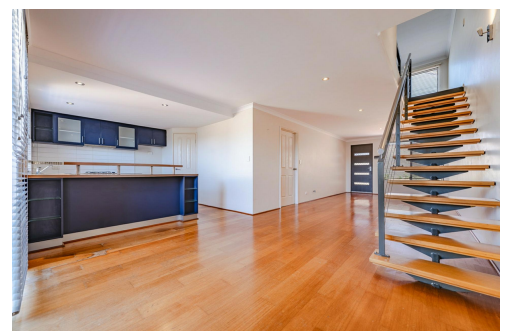
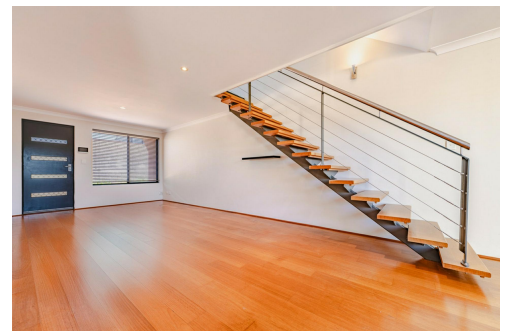
Robert Kidnie 0401 076 916

Sales Executive | rkidnie.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



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.

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