



3/6 Forward Street, Mandurah

## Now under offer !

Discover the perfect blend of style, comfort, and convenience with this beautifully presented 2-bedroom, 2-bathroom ground-floor apartment. Privately positioned at the rear of the complex, this home also features a handy storage unit in the back patio - ideal for extra storage. Within a short distance of the Mandurah Foreshore, shops, restaurants and cafés, it offers the relaxed coastal lifestyle you've been dreaming of or a smart addition to your investment portfolio.

### Apartment Features:

- Privately located at the back of the complex
- Storage unit on the back patio for added convenience
- Stylish and contemporary interior finishes throughout
- Two generous bedrooms, including a master with ensuite and built-in robe
- Two modern bathrooms
- Open-plan living and dining area with reverse-cycle air conditioning
- Well-appointed kitchen with stone benchtops, stainless-steel appliances and dishwasher recess
- Private courtyard —perfect for enjoying your morning coffee or entertaining
- Gas hot water system
- Allocated car bay right in front of the main door.

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### FOR SALE

Offers Over \$469,000

### AGENTS

Gopika Kaku  
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Jessica Kaku  
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jessica.kaku@ljhpxp.com.au

### AGENCY

LJ Hooker Mandurah  
(08) 9586 5555

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- " Ground-floor convenience with easy access
- " Unbeatable location within walking distance to Mandurah's waterfront, amenities, and vibrant café scene

**Additional Information:**

1. Year Built: 2019
2. Council Rates: Approx. \$2000 per year
3. Water Rates: Approx. \$1,330 per year (for 1/7/24 to 30/6/25 period)
4. Strata Fees: \$449.38 per quarter
5. Rent Appraisal: \$480 —\$530 per week

Whether you're looking to live in or invest, this is a fantastic opportunity in a sought-after location. Contact Gopika today for further details or to arrange a viewing.

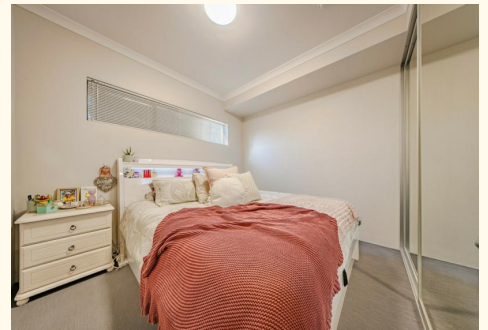
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**MORE DETAILS**

Property ID                    4S38FF2  
 Property Type                Unit

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## 3/6 Forward St Mandurah

building 74m<sup>2</sup> | 2 x  2 x  1 x 

 **LJ Hooker**

Gopika Kaku | 0493 530 809



\*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.



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