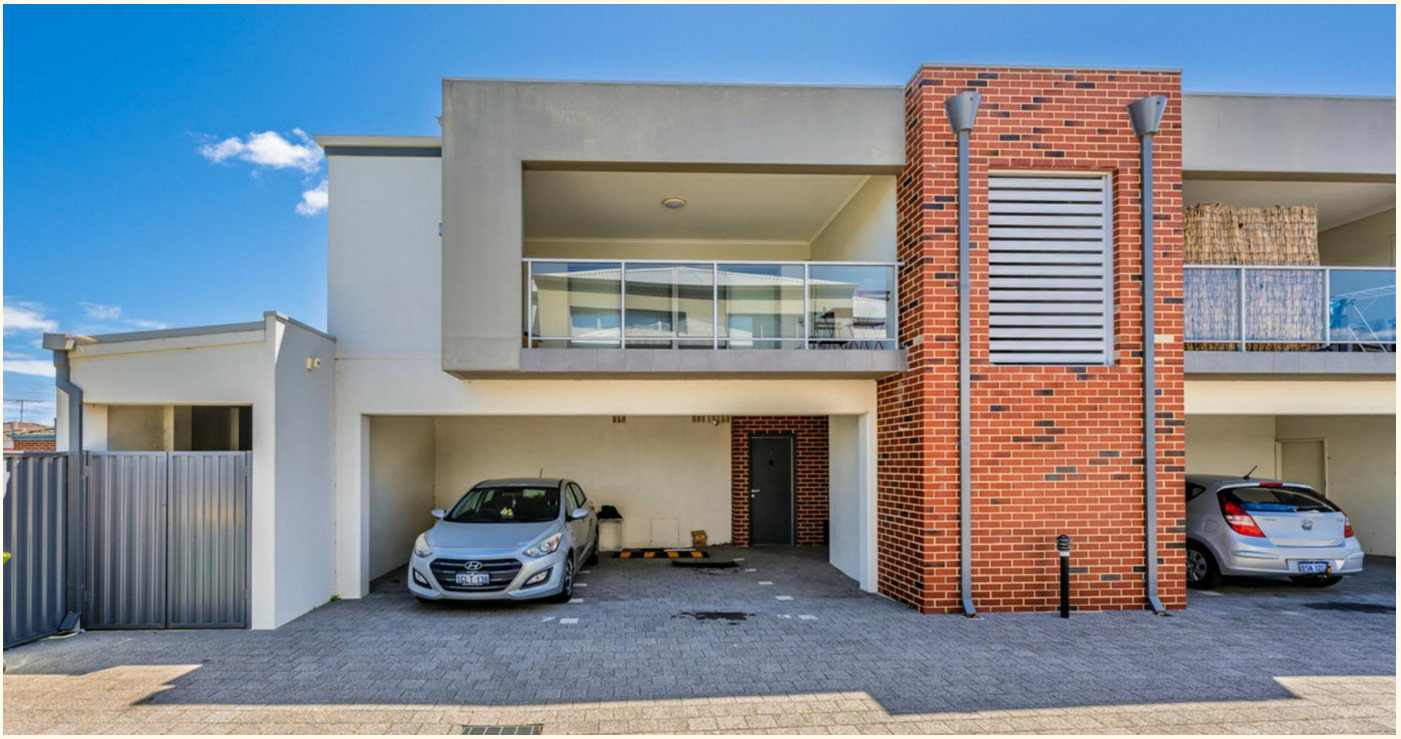








3/6 Forward Street, Mandurah

MODERN, PRIVATE & LOW-MAINTENANCE LIVING - Viewing by Appointment!

If you're looking for a modern, low-maintenance property in a convenient Mandurah location, this well-presented ground-floor apartment is well worth considering!

Built in 2019 and privately positioned towards the rear of the complex, this two-bedroom, two-bathroom apartment offers a practical layout, contemporary finishes and the added appeal of a private courtyard.

The light-filled open-plan living and dining area connects seamlessly with the well-appointed kitchen, featuring stone bench-tops and stainless-steel appliances. The main bedroom comes complete with an ensuite and built-in robe, while reverse-cycle air conditioning provides year-round comfort.

Step outside and enjoy your own private courtyard, perfect for a morning coffee or some outdoor relaxation. Adding to the convenience, the allocated car bay is positioned directly in front of the main entrance, with additional storage available on the rear patio.

2 2 1

FOR SALE
$499,000

VIEW
Sat 21st Nov @ 11:00AM - 11:20AM

AGENTS

Gopika Kaku
0493 530 809
gkaku.mandurah@ljhooker.com.au

Jessica Kaku
0422 114 037
jessica.kaku@ljhpxp.com.au

AGENCY

LJ Hooker Mandurah
(08) 9586 5555

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.

Located just a short distance from Mandurah Foreshore, cafés, restaurants, shopping and everyday amenities, this apartment offers easy-care living in a convenient location.











PROPERTY FEATURES

- Two well-proportioned bedrooms
- Two bathrooms, including an ensuite to the main bedroom
- Built-in robe to the main bedroom
- Modern kitchen with stone benchtops and stainless-steel appliances
- Open-plan living and dining area
- Reverse-cycle air conditioning
- Private courtyard
- Additional storage unit on the rear patio
- Allocated car bay directly in front of the main entrance
- Ground-floor position, privately located towards the rear of the complex
- Gas hot water system
- Built in 2019

PROPERTY INFORMATION

- Current rental return: $520 per week
- Approximate gross rental yield: 5.4%
- Fixed-term tenancy in place until July 2027
- Council rates: Approximately $2,100 per annum
- Strata fees: Approximately $575.80 per quarter

Whether you're looking to expand your investment portfolio or secure a modern property in a convenient location for the future, this apartment offers a combination of contemporary features, easy-care living and practical convenience.

Contact Gopika today for further information or to arrange an inspection.

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. Gopika Kaku, Jessica Kaku and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4TZMFF2
Property Type	Unit

Gopika Kaku 0493 530 809
Sales Executive | gkaku.mandurah@ljhooker.com.au
Jessica Kaku 0422 114 037
Sales Executive | jessica.kaku@ljhpxp.com.au

LJ Hooker Mandurah (08) 9586 5555
68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au

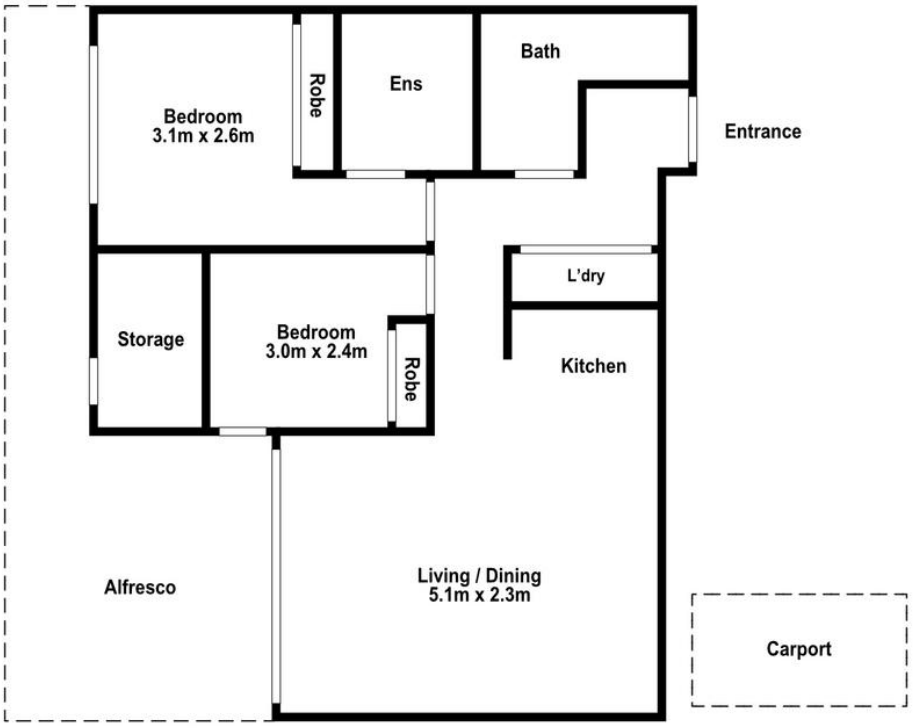
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3/6 Forward St Mandurah

building 74m² | 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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