



## Mandurah, 4/17 Allnutt Street

FOR A SAVVY INVESTOR!

3 2 2

**For Sale**  
Offers Over \$469,000

**View**  
[ljhooker.com.au/4Q78FF2](http://ljhooker.com.au/4Q78FF2)

**Contact**  
**Gopika Kaku**  
0493 530 809  
[gkaku.mandurah@ljhooker.com.au](mailto:gkaku.mandurah@ljhooker.com.au)

The single level home offers the perfect blend of comfort and convenience. Ideally located within walking distance to shops, transport, the stunning Mandurah foreshore, and Silver sands Beach, this property is nestled in a peaceful, small complex. Ideal for Investors: this easy care property come with existing fixed-term leases, providing immediate and reliable rental income. Enjoy the peace of mind that comes with tenants already in place, ensuring a steady cash flow from day one.

With three spacious bedrooms, an open-plan kitchen, and ducted evaporative air conditioning, this home offers year-round comfort. The two modern bathrooms and secure double garage with an automatic door enhance the convenience and ease of living.

Built in 2004, this property offers a generous living space, including two separate living areas. The private sheltered courtyard to entertain or just relax in any weather.



**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.

## Highlights:

- Ducted evaporative air conditioning
- Ceiling fans in bedrooms
- Two separate living areas
- Modern, light décor
- Walk-in robe in the master bedroom
- Large, sheltered private courtyard
- Double garage and a storage room

## Other features :

Year Built : 2004

Land area: 261m2 approx

Floor area: 118m2 approx

Strata Fees : \$549.50 per quarter.

Current rent : \$500 fixed till 22nd Dec 2024.

Council Rate : \$1900 approx

Water Rate : \$1332 approx

If you have been looking for a easy care, investment property, do not miss this investment opportunity, call Gopika today to discuss further or make an offer!

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

Property ID 4Q78FF2

Property Type Unit

**Gopika Kaku 0493 530 809**

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

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

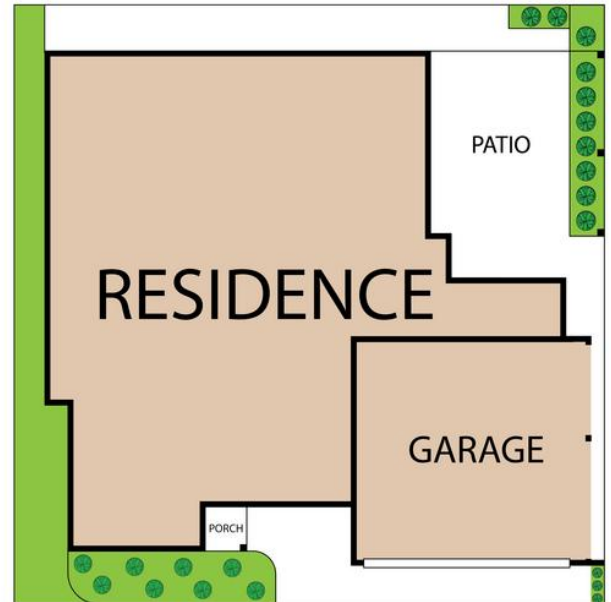
68 Mandurah Terrace, MANDURAH WA 6210

[mandurah.ljhooker.com.au](http://mandurah.ljhooker.com.au) | [reception2.mandurah@ljhooker.com.au](mailto: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**



**Unit 4/17 Allnutt Street, Mandurah 6210**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.