



Mandurah, 4/40 Boundary Road

Secure Quiet Great Location

Welcome to 4/40 Boundary Road Mandurah Sitting at the rear of a secure complex is this well maintained 3 bedroom 1 bathroom villa on a large 263m². Located in central Mandurah close to the foreshore, shops, schools, medical facilities, and public transport you will not want to miss this one.

This property offers an open plan kitchen, dining and lounge area. The kitchen has plenty of cupboards and bench space, gas cook top, spacious pantry, and fridge recess. Perfectly designed for an indoor/outdoor lifestyle, the living flows seamlessly out to a private, covered alfresco entertaining area. Designed to impress, it will easily become your favourite place to relax, any time of the year. Solar panels to save on those electricity bills.

This entertainers delight area is perfect, whether your entertaining friends having a bbq or a quiet drink, it is a relaxed and welcoming feature of the home. The master bedroom easily accommodates a king size bed, has reverse cycle air-conditioning, ceiling fan,



For Sale
Offers Over \$429,000

View
ljhooker.com.au/4R7DFF2

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attractive bay window, and semi-ensuite. Each of the bedrooms are a good size complete with built-in robes and roller shutters for extra security and privacy. The well positioned laundry is very spacious with ample cupboards and easy outdoor access.

This unit enjoys secure parking and a separate storeroom. With easy care reticulated gardens, there is nothing to do but move your furniture in. If you are looking for a private and peaceful location yet still want to be close to everything then this is it. Low strata fees and an exceptionally well maintained complex make this an ideal downsizer, investment or first home.

- Build 1989
- Living Space 100m2
- Block size 263m2
- Strata Fees approx \$517 per quarter
- Council rates approx \$1950 per annum
- Water rates approx \$1208 per annum
- Potential Rental income approx \$500 to \$530 per week

More About this Property

Property ID	4R7DFF2
Property Type	Unit

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