

## Mandurah, 6/25-27 Sholl Street

Ideal Entry level in Prime Mandurah Location - Home open cancelled - Under offer !

Whether you're a first-time buyer, looking to downsize, working FIFO, or seeking a smart investment, this is an opportunity you won't want to miss. Set in the heart of Mandurah's vibrant lifestyle precinct.

Enjoy the Mandurah lifestyle almost at your doorstep —with the Foreshore, popular cafes, restaurants, entertainment venues, Woolworths supermarket, and a local pharmacy all just a short stroll away.

### Key Features:

- \*2 spacious bedrooms and 1 bathroom
- \*Open-plan kitchen and living area
- \*Corner unit for added privacy
- \*Glimpse of the stunning Mandurah Foreshore



**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.

2 1 0

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/4RKUFF2](http://ljhooker.com.au/4RKUFF2)

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

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



- \*A small balcony off the bedroom
  - \*Easy-care, lock-up-and-leave lifestyle —perfect for FIFO workers
- Additional Details:
- \*Approx. Floor Area: 64m²
  - \*Year Built: 1977
  - \*Council Rates: Approx. \$1800 per year
  - \*Water Rates : \$1095 approx (1/7/24 to 30/6/25 period)
  - \*Strata Fees: \$950 per quarter
  - \*Rental appraisal : \$450 to \$470 pw

An ideal choice for first home buyers, downsizers, FIFO professionals, or anyone looking for a low-maintenance property in a prime location.

Contact Gopika today to arrange your private viewing or to make an offer!

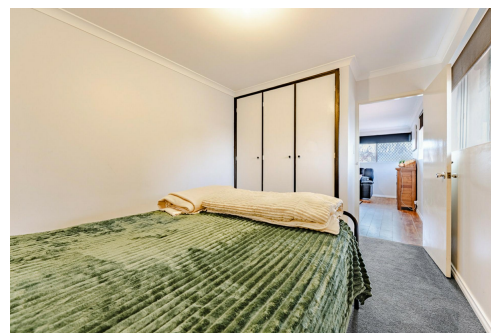
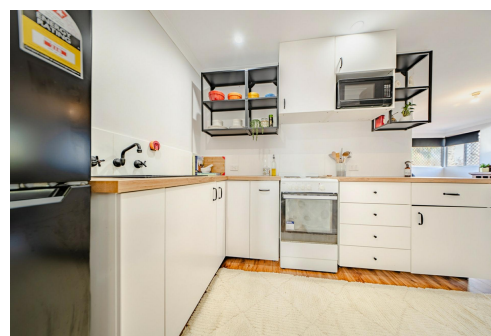
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## More About this Property

Property ID	4RKUFF2
Property Type	Unit

**Gopika Kaku 0493 530 809**  
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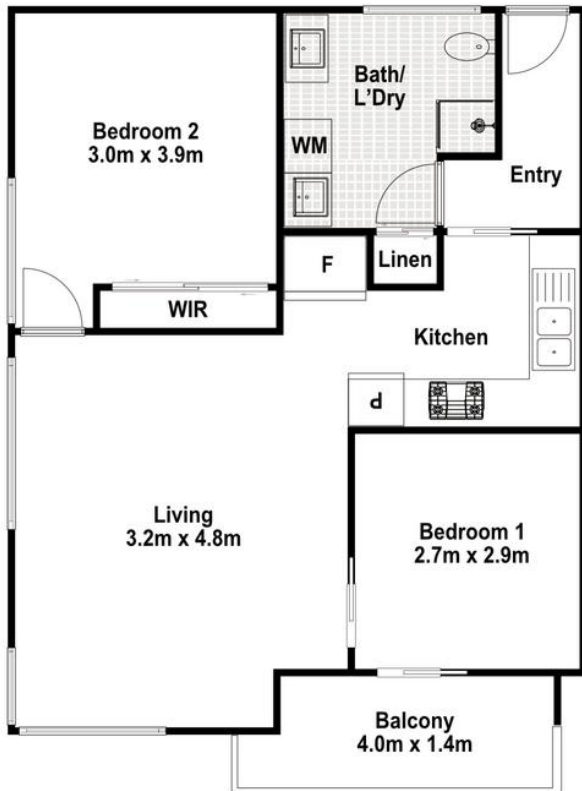
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## 6/25 Scholl St, Mandurah

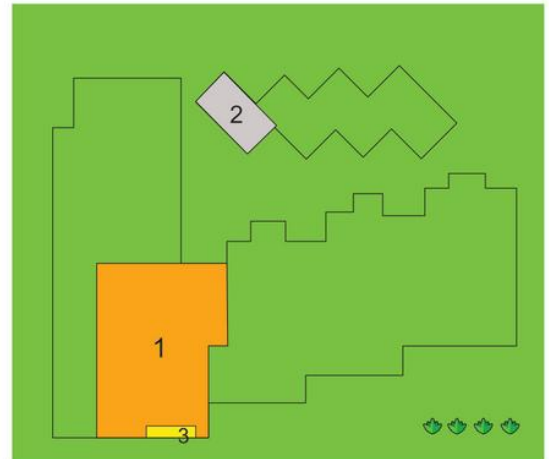
floor: 58m<sup>2</sup> | 2 x 1 x 1 x



Gopika Kaku | 0493 530 809



Site Plan



### Legend

- 1. Residence
- 2. Carport
- 3. Balcony



\*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 enquiries.

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