



LJ Hooker



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68/130 Mandurah Tce, Mandurah

Resort Style Living or Smart Investment Opportunity!



This ground-floor 2-bedroom, 1-bathroom unit offers the perfect combination of relaxed coastal living and resort-style facilities. With two private courtyards —front and rear —you can enjoy your morning coffee or unwind in the evening while overlooking the children's playground.

The open-plan kitchen, dining and living area creates a bright and inviting space, ideal for everyday living or entertaining. Comfort is assured with split-system air-conditioning, and the location places you just moments from the beach, marina, and vibrant foreshore. Situated in the popular Mandurah Family Resort, residents enjoy full use of resort-style amenities, including a sparkling pool, spa, tennis and basketball courts, BBQ area, and children's playground.

Just a short walk from the beach and only minutes to Mandurah Marina, Dolphin Quay and the lively Mandurah Foreshore, this property offers an unbeatable lifestyle. With shops, cafes, restaurants, and transport all close by, it's perfect as a permanent home, a lock-and-leave retreat, or a smart investment.

Features:

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.

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FOR SALE
Offers Over \$359,000

AGENTS

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AGENCY

LJ Hooker Mandurah
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- Ground-floor unit with two private courtyards
- Open-plan kitchen, dining and living room
- 2 bedrooms, 1 bathroom
- Split-system air-conditioning
- Full use of resort amenities: pool, spa, BBQ area, tennis/basketball courts, children's playground
- maintenance lock-and-leave lifestyle

Other Features:

- Floor area : 66m2 approx
- Year Built : 1981
- Rental Appraisal : \$400 to \$420pw
- Short term rental : \$200 to 250 per night
- Council rates: \$1,900 p/a (approx.)
- Water rates: \$1464 approx (1/7/24 to 30/6/25 period)
- Strata levy per current quarter: \$1796.53 per quarter

A rare combination of lifestyle and investment, this unit offers excellent value in one of Mandurah's most convenient and sought-after locations. Call Gopika today to discuss further or to 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. Gopika Kaku and LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4S0QFF2
Property Type	Unit
Including	Air Conditioning
	Toilets (1)

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