



## Mandurah, 7/66-70 Sholl Street

### Easy Care Investment Opportunity!!

Whether you're looking to expand your investment portfolio or purchase your first investment property on a budget, this is the perfect opportunity for you. Don't miss out-put this one on your watch list today!

This 2 bedrooms unit is a dream for those seeking convenience, comfort, and a relaxed lifestyle. Situated just a 5-minute stroll from the Mandurah Foreshore, local cafes, restaurants, and coffee shops, it offers the perfect location to enjoy all that Mandurah has to offer.

With a fixed-term tenancy in place until June 2025 paying \$340 per week, this property is a fantastic opportunity for investors or those planning ahead.

#### Property Features:

- \*Split-system air-conditioner for heating and cooling.
- \*Separate front lounge room plus an extra rear family room, perfect for entertaining.
- \*Enclosed private courtyard with a good-sized undercover patio.



**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 1

#### For Sale

Offers Over \$379,000

#### View

[ljhooker.com.au/4QWAFF2](http://ljhooker.com.au/4QWAFF2)

#### Contact

**Gopika Kaku**

0493 530 809

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

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



- \*Single lock-up carport for secure parking.
- \*Store-room for extra storage.
- \*Open plan kitchen.
- \*Two bedrooms, both with built-in robes
- \*Bathroom featuring a bathtub, perfect for relaxing after a long day.
- \*Separate toilet for added convenience.

Other property features:

- \*Year Built: 1990
- \*Council Rates: \$1800 approx per year
- \*Water Rates : \$1160 (2023 -2024 financial year)
- \*Strata Fees: \$461 per quarter
- \*Current Rent : \$340 pw Fixed term till 8th June 2025
- \*Rental Appraisal : \$450 to \$480pw

Be quick-properties like this don't last long! Contact Gopika today for more information or to arrange a viewing.

## More About this Property

|               |         |
|---------------|---------|
| Property ID   | 4QWAFF2 |
| Property Type | Unit    |

**Gopika Kaku 0493 530 809**

Sales Executive | [gkaku.mandurah@ljhooker.com.au](mailto:gkaku.mandurah@ljhooker.com.au)

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## U7, 66 - 70 Scholl St, Mandurah

building 85m<sup>2</sup> | 2 x  1 x  1 x 



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\*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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**Matterport**



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