







SOLD!!

This **beautifully presented** 3-bedroom, 2-bathroom home offers the perfect blend of **modern style** and **low-maintenance living** in a peaceful location.

Nestled in a quiet cul-de-sac with no passing traffic, the villa is just a short stroll from the serene Erskine Nature Reserve and only minutes away from Mandurah Quay Marina, which features the Boundary Island Brewery, scenic waterfront walkways and lovely reserves.

KEY FEATURES:

- Enjoy the comfort and convenience of three generously sized bedrooms, each with built-in robes to offer ample storage space. The **master bedroom** featuring its own private **ensuite bathroom**, providing a perfect space to unwind in peace and privacy. Whether you're looking for a cozy guest room or a home office, these bedrooms are flexible and designed for ultimate comfort.
- Both bathrooms are generously sized and feature contemporary finishes, offering plenty of space and functionality for everyday living.
- Enjoy the perfect blend of style and comfort in this **open-plan kitchen, meals, and living area**, designed for modern living. The space is filled with natural light and features **air-conditioning**, ensuring year-round comfort. Whether you’re cooking, dining, or unwinding, this versatile area is ideal for both relaxed family living and entertaining guests in style.
- The well-equipped kitchen complete with modern gas cooking,

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Price	SOLD
Property Type	Residential
Property ID	339
Floor Area	207 m2

AGENT DETAILS

Kirsty Styles - 0438 188 011

OFFICE DETAILS

Bricks & Mortar Real Estate Solutions
15-16/64-66 Bannister Rd Canning Vale WA 6155 Australia
08 6140 6619

generous cupboard space and pantry and a convenient fridge recess, providing all the essentials to create delicious meals. You'll love the functionality and flow of this space, making cooking and entertaining a breeze!

- This **separate laundry** is as practical as it is functional, offering **external access** to the rear courtyard. With a **wall-mounted washing line** just steps away, you'll enjoy the added convenience of drying your clothes in the fresh air, all while keeping the laundry area neat and tidy.
- Step outside to your very own **private paved courtyard**, seamlessly flowing from the main living area. With a stylish **shade sail** offering comfort and protection, this peaceful retreat is perfect for alfresco dining, relaxing with a book, or enjoying a warm evening with friends and family. It's your own private oasis, ideal for outdoor living and entertaining all year round.
- Enjoy the ultimate in convenience and security with a **double lock-up garage** featuring **internal access** to your home. Perfect for **secure parking** and offering **additional storage space**, this garage provides both peace of mind and practicality, ensuring your vehicles and belongings are safely tucked away.
- Designed for those who value both **ease** and **convenience**, this home offers a **low-maintenance lifestyle** that frees up your time to enjoy the things that matter most. With minimal upkeep required, you can spend more time relaxing and enjoying what the Peel area has to offer, making it the perfect choice for busy professionals, downsizers, Investors, or anyone looking for a hassle-free living experience.
- Situated in a **small complex of just 6 properties**, this home offers the added benefit of **low strata fees**, ensuring affordability without compromising on quality or convenience.

The combination of location, comfort, and practicality makes this villa an ideal choice for anyone looking to enjoy a relaxed lifestyle in one of Mandurah's most desirable areas.

Strata Fees $300.00 per quarter

Water Rates - $230.00 - 2 monthly

Council Rates - $1422.00 yearly

Contact Kirsty Styles for a Private Viewing of this property - 0438 188 011/kirsty@bricksmortar.net.au

ARE YOU AN INVESTOR:

The property is currently tenanted to tenants on a fixed term tenancy to May 2025 for a weekly rent of $485.00 per week. Current market rent is $530.00 - $550.00 per week.

Gross annual yield for this property is 4.95% with a purchase price of $510,000. Current market rent will see a rental yield increase to 5.6% ($550pw)

Expert Property Management by Kirsty Styles:

With **19 years of hands-on experience**, **Kirsty Styles** is not only a **Licensed REIWA Accredited Property Manager** but also the trusted Property Manager of this property for the current owners. As part of **Bricks & Mortar Real Estate Solutions**, Kirsty offers **comprehensive,**

end-to-end Property Management services, ensuring that every aspect of your investment is handled with care and expertise. Unlike many others, there's **no outsourcing** – all services are kept **in-house** for seamless communication and a **single point of contact** for your convenience.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and third parties and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

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