







BEACH LIVING WITH OCEAN VIEWS!!

Just steps from the sand and Marina, this bright and breezy 3 bedroom, 2 bathroom apartment delivers the coastal lifestyle with comfort and style.

The location speaks for itself, perched on the edge of Mandurah Marina and the estuary with ocean views from your living room and main bedroom. It's private, comfortable and lets you walk straight out to the buzz of Mandurah's restaurant strip, foreshore and Town Beach dunes.

From the living and dining area, enjoy calming ocean views that add to the relaxed beachside atmosphere. This generous open space connects with a sleek, modern kitchen featuring plenty of storage, pantry, electric hotplates and dishwasher

The main bedroom is a standout with ocean views, air-conditioning, built-in robes and direct rear patio access. It's paired with a modern ensuite and separate toilet.

Two other bedrooms are of good size, main bathroom with shower/bath combo.

Step outside to a private patio with ocean views, the perfect spot to unwind and enjoy the quiet coastal atmosphere The complex is double brick, so it's peaceful and quiet inside. There's secure entry to the complex, a single remote garage and loads of extra parking.

Residents can enjoy a swimming pool, tennis and pickleball court plus private access to the beach.

3 2 1

Price	SOLD
Property Type	Residential
Property ID	349
Floor Area	190 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

With the Marina, Ocean, restaurant strip all moments away, this property offers the best of both worlds. Enjoy the buzz of Mandurah City at your doorstep while maintaining a tranquil oasis at home. Keith Homes Reserve and the Mandurah Foreshore are a short stroll away.

Water Rates (2 monthly) - $260 approx

Council Rates (yearly) - $2377 approx

Strata (quarterly) - $2000 approx (includes reserve fee)

Please contact Kirsty to arrange your own private viewing of this property - 0438 188 011/kirsty@bricksmortar.net.au.

ARE YOU AN INVESTOR:

Current market rent is $580.00 -$600.00 per week.

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.