

Just Listed



Unit 6, 42 Sutton St, Mandurah



## Mandurah Investment - Elegant 3-Bed, 2-Bath Townhouse with Double Garage!

### PROPERTY SUMMARY

This established townhouse nestled at the rear of the complex presents a remarkable opportunity for prospective buyers seeking a harmonious blend of comfort and convenience. Constructed in 2007, with no common walls, this property features an appealing elevation and encompasses a floor area of 138 m<sup>2</sup>. The interior is designed with low-maintenance tiled floors and high-quality carpeting.

### DOWNSTAIRS

- Master bedroom includes separate his-and-her wardrobe spaces
- En-suite powder room
- Compact laundry area
- Spacious open-plan family and dining area with high ceilings
- Large split system air conditioner
- Fully equipped chef's kitchen features high-quality stainless-steel appliances
- Family size patio with paving for entertaining
- Double lockup garage with 2m drive-through access for a small trailer

 3  2  2  291 m2

**Price** Offers considered above \$617,950

**Property Type** Residential

**Property ID** 118

**Land Area** 291 m2

**Floor Area** 138 m2

### Agent Details

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### Office Details

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Unit 9a 64-66 Bannister Road  
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## UPSTAIRS

A generously sized mezzanine-style living and study area with Estuary glimpses

Two queen-sized secondary bedrooms, both equipped with built-in robes and air conditioning

Second bathroom and toilet, ideal for accommodating guests



## THE AREA

Mandurah Forum Shopping Centre: Experience a hub of retail and dining options located approx 5 minutes away from the heart of Mandurah.

Mandurah Foreshore: Revel in picturesque views and leisurely strolls situated approx 8 minutes from the central Mandurah area.

Peel Health Campus: Providing comprehensive medical services and facilities, comfortably accessible within approx 10 minutes from central Mandurah.

Mandurah Ocean Marina: An ideal destination for boating and waterfront dining set approx 7 minutes from the Mandurah city centre.

Mandurah Performing Arts Centre: Engage in vibrant cultural experiences conveniently placed approx 6 minutes from central Mandurah.

Whether it's the allure of the nearby beaches or the tranquility of its waterways, Mandurah captures the essence of outdoor living, offering an ideal backdrop for both relaxation and activity.

**This property is on sale to the public, inviting a multitude of interested parties to stake their claim!**

Shire Rates: \$1,959.30pa (approx.)

Water Rates: \$1,383.96pa (approx.)

Strata Levies: \$434.60 per quarter

Land Size: 291 m<sup>2</sup>

Floor Area: 138 m<sup>2</sup>

**Please note this property is tenanted at \$550 per week on a fixed term lease which expires on 20th October 2025. The tenant is wanting to stay long-term.**

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