

Property Package

Fixed Price - Full Turnkey

Mandurah Central

A Cooper St Mandurah WA 6210



\$585,578

Mandurah Central Sustainable Living meets Modern Convenience Discover the perfect blend of nature and cosmopolitan living at this boutique location in Mandurah, WA. Nestled amongst established homes and infrastructure in the heart of this picturesque region, the Mandurah Central community offers an ideal investment opportunity where you'll find all the essential amenities just where you need them - at your fingertips! Situated just minutes away from the stunning Mandurah Foreshore and surrounded by pristine natural beauty, this location is much more than just a place to live; it's a lifestyle. With easy access to local amenities, schools, shopping, and recreational facilities, your tenants will be proud to call this ideal location home. Life by the shore gives you more! Mandurah Area A Peaceful Suburb with Natural Attractions. Mandurah is located under an hour south of Perth's CBD and embodies a warm holiday feel & community spirit, while still supporting a thriving local economy. Lots of parklands, beaches, shopping centres & schools in the vicinity, with no shortage of things to do. The scarcity of properties for rent in Mandurah makes for a very attractive rental yield and low vacancy rates. Fantastic neighbourly spirit abounds with an extensive selection of top shopping precincts and restaurant assortments!

LAND PRICE \$120,000	LAND SIZE M ² 148.0
BUILD PRICE \$465,578	BUILD SIZE M ² 135.0
LAND REGISTRATION Titled	EST. RENTAL RETURN P/W \$590/\$640

SYED JAFAR
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FLOOR PLAN

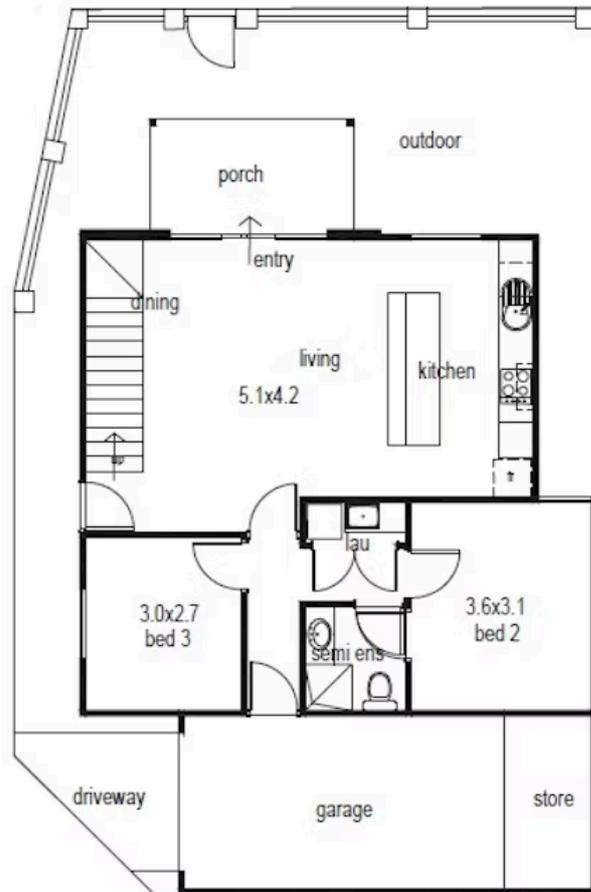
SINGLE DWELLING

Total Area 135.0 m²

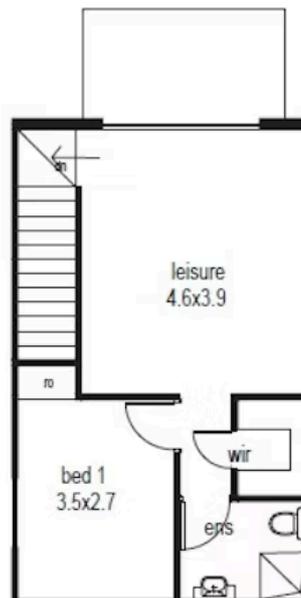


PACKAGE HIGHLIGHTS

- Coveted Dual Residency design
- 600mm Stainless steel appliances
- 2 split system reverse cycle A/C's
- 4 bedrooms, most with ensuites
- Robes to all bedrooms
- 6 year structural guarantee
- Full turnkey ready for occupation
- Insulation throughout including garage
- Pantry cupboard (as drawn) with four white melamine shelves
- Timber floating flooring to all living areas, carpets to bedrooms
- Standard Building Permit & Water Authority Application Fees included
- Framed mirrors to full width of vanities
- 42 litre stainless steel trough with cabinet, sudsaver and mixer tap to laundry
- Dishwasher plus recess with cold tap and power point
- Energy Rating Assessment for NCC/ Shire approval
- Engineers site report and contour survey



LOWER PLAN



UPPER PLAN

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.