

**1/44 Mulligan Way, Orelia, WA, 6167**

**House For Sale**

Sunday, 3 November 2024

1/44 Mulligan Way, Orelia, WA, 6167

**Bedrooms: 3**

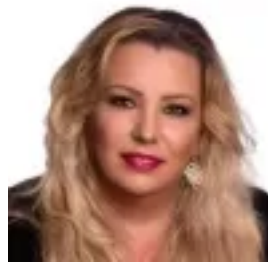
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Ground Floor 3 Bedroom - Great Location!

Welcome to 1/44 Mulligan Way, Orelia - a delightful ground floor 3 bedroom, 1 bathroom unit set on 142sqm block, perfect for first-time buyers, families, or investors seeking a low-maintenance lifestyle in a vibrant strata complex. Nestled in the friendly suburb of Orelia, this property is conveniently located near schools, parks, shopping centers, and public transport, ensuring everything you need is just a stone's throw away.

### Property Features:

- Single allocated, undercover car bay
- Air conditioning
- The kitchen is well-equipped with ample storage and workspace, servery window / bench through to living area for added convenience.
- The heart of the home boasts an open-plan living and dining area, ideal for entertaining friends and family or enjoying cozy nights in.
- Three well-sized bedrooms provide space for relaxation and rest, Master and bed 2 with BIR.
- Modern Bathroom & Separate Toilet - designed for functionality with dedicated laundry area, featuring contemporary fittings and design.
- Step outside to a low-maintenance backyard, perfect for outdoor entertaining or simply enjoying the fresh air.
- Large patio area great for entertaining
- Separate storage room
- Plus much more!

The complex boasts maintained gardens and an underground swimming pool and gazebo in the common areas for occupants use.

### Additional Information:

- Council rates \$1802.38 p/a
- Water Rates \$825.36 p/a
- Strata Levies Admin \$299.99 p/month
- Strata Levies Reserve \$16.66 p/month

This home presents an excellent opportunity for those looking to enter the property market or expand their investment portfolio. With a price guide of offers from \$329,000, this gem won't last long!

Don't miss out on the chance to make this listing yours, contact us today to arrange a viewing and see for yourself the potential and value this property has to offer. For viewing / enquiries please email us via web advert or you can call the office on (08) 9419 7933 | Rachael Francis 0447 001 537 or Amanda Griffin 0455 455 338.

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