

39/1515 Old Coast Road, Bouvard, WA 6211

Mandurah

House For Sale

Friday, 10 January 2025

39/1515 Old Coast Road, Bouvard, WA 6211

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 260 m2

Type: House



Irene Martindale
0895819999

From \$249,000

This 2-bedroom villa in Bouvard is just 600m from the picturesque Harvey Estuary, offering a unique opportunity for buyers ready to renovate and transform this property into something truly special. Set in a welcoming and well-maintained complex with low strata fees, this villa is being sold on "AS IS" Condition, making it an ideal project for renovators, DIY enthusiasts, or savvy investors looking to unlock the potential of a property in a sought-after location. With the estuary on your doorstep, you can enjoy crabbing, fishing, and serene waterside walks, while the nearby community park offers a large, grassed area, BBQ facilities, and a gazebo for relaxing afternoons with family and friends. For a local dining option, the Bouvard Tavern is just a short stroll away. Inside, the villa features an open-plan kitchen, dining, and living area that needs new kitchen and floor coverings, warmed by a potbelly fireplace, split system air-conditioning, and built-in robes in the bedrooms. The bathroom and laundry are combined for practicality, and the property offers side access, parking for two cars, an undercover Garage/workshop and garden shed. Lots of space to park your car. The surrounding complex is neat and friendly, with a community feel. Outgoings: • Water rates: Approx. \$270/year • Council rates: Approx. \$1,600/year • Strata fees: \$1,667/year • Ten-Year Maintenance Plan: \$1,000/year If you're searching for an affordable property in a premium location with endless potential, this is your chance. Bring your tools, call your mates, and take the first step toward creating your home close to Estuary, beaches, Golf, Marina and all amenities. Your very own Estuary retreat. Renovate and create your own lifestyle and location. Call Irene Martindale today on 0417 355 257b to arrange a viewing. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.