

**5/14 Binnar Court, Erskine, WA, 6210**



**House For Sale**

Tuesday, 26 November 2024

5/14 Binnar Court, Erskine, WA, 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## HIDDEN GEM!

This beautifully presented 3-bedroom, 2-bathroom home offers the perfect blend of modern style and low-maintenance living in a peaceful location.

Nestled in a quiet cul-de-sac with no passing traffic, the villa is just a short stroll from the serene Erskine Nature Reserve and only minutes away from Mandurah Quay Marina, which features the Boundary Island Brewery, scenic waterfront walkways and lovely reserves.

### KEY FEATURES:

- Enjoy the comfort and convenience of three generously sized bedrooms, each with built-in robes to offer ample storage space. The master bedroom featuring its own private ensuite bathroom, providing a perfect space to unwind in peace and privacy. Whether you're looking for a cozy guest room or a home office, these bedrooms are flexible and designed for ultimate comfort.
- Both bathrooms are generously sized and feature contemporary finishes, offering plenty of space and functionality for everyday living.
- Enjoy the perfect blend of style and comfort in this open-plan kitchen, meals, and living area, designed for modern living. The space is filled with natural light and features air-conditioning, ensuring year-round comfort. Whether you're cooking, dining, or unwinding, this versatile area is ideal for both relaxed family living and entertaining guests in style.
- The well-equipped kitchen complete with modern gas cooking, generous cupboard space and pantry and a convenient fridge recess, providing all the essentials to create delicious meals. You'll love the functionality and flow of this space, making cooking and entertaining a breeze!
- This separate laundry is as practical as it is functional, offering external access to the rear courtyard. With a wall-mounted washing line just steps away, you'll enjoy the added convenience of drying your clothes in the fresh air, all while keeping the laundry area neat and tidy.
- Step outside to your very own private paved courtyard, seamlessly flowing from the main living area. With a stylish shade sail offering comfort and protection, this peaceful retreat is perfect for alfresco dining, relaxing with a book, or enjoying a warm evening with friends and family. It's your own private oasis, ideal for outdoor living and entertaining all year round.
- Enjoy the ultimate in convenience and security with a double lock-up garage featuring internal access to your home. Perfect for secure parking and offering additional storage space, this garage provides both peace of mind and practicality, ensuring your vehicles and belongings are safely tucked away.
- Designed for those who value both ease and convenience, this home offers a low-maintenance lifestyle that frees up your time to enjoy the things that matter most. With minimal upkeep required, you can spend more time relaxing and enjoying what the Peel area has to offer, making it the perfect choice for busy professionals, downsizers, Investors, or anyone looking for a hassle-free living experience.
- Situated in a small complex of just 6 properties, this home offers the added benefit of low strata fees, ensuring affordability without compromising on quality or convenience.

The combination of location, comfort, and practicality makes this villa an ideal choice for anyone looking to enjoy a relaxed lifestyle in one of Mandurah's most desirable areas.

Strata Fees \$300.00 per quarter

Water Rates - \$230.00 - 2 monthly

Council Rates - \$1422.00 yearly

#### ARE YOU AN INVESTOR:

The property is currently tenanted to tenants on a fixed term tenancy to May 2025 for a weekly rent of \$485.00 per week. Current market rent is \$530.00 - \$550.00 per week.

Gross annual yield for this property is 4.95% with a purchase price of \$510,000. Current market rent will see a rental yield increase to 5.6% (\$550pw)

#### 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.

Property Code: 339