

**7/55 Forrest St, Mandurah, WA, 6210**

Mandurah

**House For Sale**

Sunday, 3 November 2024

7/55 Forrest St, Mandurah, WA, 6210

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Nicole Hindmarsh  
0895819999

## Under Offer- Home Open Cancelled

\*\*\* This property is now Under Offer, Home Open Cancelled \*\*\*

Nicole Hindmarsh is proud to welcome 7/55 Forrest Street Mandurah to the market.

Situated a short 4 minute drive to the Mandurah Foreshore with cafes, restaurants, shops and bars plus the Mandurah Mariner and Town Beach, this neat and tidy unit will appeal to many buyers!

Whether you are downsizing, a first home buyer, investor, or looking for your weekend escape, this lock-up and leave low maintenance property should be on your list to view this weekend!

Offering easy access, being a ground floor unit, the master suite is generous in size, has a sliding door to the outside along with a private ensuite and built in robe. The second bedroom will accommodate a double bed and also has a built in robe, situated close to the second bathroom.

The kitchen is in the centre of the home with stunning stone benchtops, soft close drawers, subway tiles, overhead cupboards, dishwasher recess, stainless steel appliances including 900mm oven, 900mm gas cooktop along with rangehood.

The laundry is conveniently tucked away inside a double cupboard with sink, hot and cold water, dryer and space to install your top loader or front loader washing machine. Offering space here to install another overhead cupboard for extra storage and a small laundry hamper. There is a lockable 2.7m x 1.2m storeroom located in the complex for this unit.

With a remote access car bay, this small complex of 14 units, is taken care of by the strata for \$500.20 per quarter strata levy which includes the building insurance.

Features of this beautiful unit include:

- ☑Ground floor unit
  - ☑Security doors
  - ☑Lock up and leave
  - ☑Gas instant hot water system
  - ☑Reverse cycle air-conditioning
  - ☑The front of the unit facing South allowing for beautiful breezes to flow through in Summer
  - ☑Remote access to car park
  - ☑Separate storage room
  - ☑10 year maintenance plan of the building in place from the Strata which means they are taking good care of the building
  - ☑4 minute car drive or 5 minute bike ride to Town Beach or Mandurah Foreshore
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- Shire Rates \$1,700 (approx.) per year
  - Water Rates \$1,143 (approx.) per year
  - Strata Fees \$500.20 (approx.) per quarter

According to the Peel Development Commission website, Mandurah's population is expected to triple in size by 2050! With the recent upgrades of the Eastern Mandurah Foreshore, along with the proposed upgrades of the Western Mandurah Foreshore, plus our iconic waterways of the Peel Harvey Estuary, Ocean and Serpentine River, find out why Mandurah is the BEST place to live!

For your private inspection, contact Nicole Hindmarsh today 0415 815 156.

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.