

**17/94 Mandurah Terrace, Mandurah, WA 6210**

Mandurah

**Unit For Sale**

Saturday, 11 January 2025

17/94 Mandurah Terrace, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 53 m2**

**Type: Unit**



Jarrod Fleming  
0895819999

## Offers Over \$329,000

This exceptional commercial property in Mandurah offers a prime investment opportunity or an ideal space for your business. Currently operating as a physiotherapy clinic, the property is leased at \$500 per week + outgoings, delivering an immediate income stream for investors while maintaining significant potential for future growth or alternative business uses. The suite has been thoughtfully designed with both functionality and style in mind. A spacious main room, filled with natural light, creates an open and inviting atmosphere perfect for welcoming clients or conducting group activities. Large windows enhance the ambiance and offer a bright, professional setting. Two well-sized secondary rooms provide additional private spaces, ideal for consultations, treatments, or administrative needs, allowing flexibility to suit a range of professional uses. Timber laminate flooring runs throughout the main areas, offering a sleek and durable finish that suits high-traffic commercial spaces. The carpeted hallway provides noise reduction and additional comfort, creating a practical balance between style and functionality. Frosted glass partitions separate the rooms, ensuring privacy while maintaining the flow of light and a sense of openness. Comfort is assured year-round with a reverse-cycle ducted air conditioning system, while downlights in the hallway add a polished and professional touch. Modern design elements are consistent throughout the suite, contributing to a clean, uncluttered, and professional environment. A shared kitchenette is equipped with a sink, shelving, and space for appliances, offering convenience for staff and clients alike. Positioned along the highly visible Mandurah Terrace, this property has excellent exposure, accessibility, and proximity to key amenities. Clients will appreciate the nearby parking options and ease of access, while the central location adds convenience for both staff and visitors. Whether you are an investor seeking a property with reliable returns or a business owner looking to establish in a prime location, 17/94 Mandurah Terrace offers exceptional value and versatility. Contact Jarrod Fleming on 0430 284 042 today to arrange a private viewing and explore how this property can meet your professional or investment needs. 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 does not warrant or guarantee the accuracy of the information or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own inquiries to verify the information.