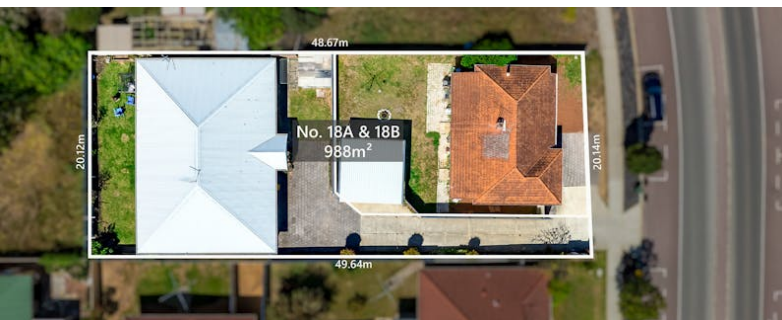




18 Scott Street, MANDURAH, WA 6210

Dual-Income Investment Opportunity – Character Home Plus Modern Rear Residence on 988m² Block

18 Scott Street, Mandurah WA | Dual Dwellings | 988m² Block | Combined Rent Potential: Over \$1,000 per week

An exceptional opportunity to secure a dual-residence property offering strong rental returns, timeless character, and modern living. Positioned in a central Mandurah location, this property features two fully self-contained homes on one expansive 988m² block - ideal for investors, multi-generational families, or those seeking flexible living arrangements.

18A Scott Street ### Character 3x1 Residence with Modern Upgrades

Currently Leased at \$535 per week ### Tenant vacating 29 November 2025

This charming home blends classic features with modern convenience, offering high ceilings, ornate cornices, and an inviting atmosphere throughout.

TYPE: For Sale

INTERNET ID: 79P1518

SALE DETAILS

Offers From \$999,000

CONTACT DETAILS

**Elders Real Estate
Mandurah**

Suite 3, 4 Sutton Street
Mandurah, WA
(08) 9535 1388

Jacob King
0416 438 583

Features include:

- High ceilings with decorative cornices and ornate ceiling to lounge room
- Painted in neutral tones with linoleum wood-look flooring through living areas
- Central lounge room positioned at the heart of the home
- Large master bedroom with venetian blinds, ornate cornicing, high ceilings, and installed wardrobe
- Minor bedrooms, one with a wardrobe recess and high ceilings and another with a freestanding wardrobe
- Renovated bathroom with light, bright décor leading to the upgraded laundry
- Laundry fitted with modern cabinetry and additional storage
- Updated kitchen and dining area with sliding door access to the lounge room
- Electric oven, gas burner stove, rangehood, overhead cabinets, and pantry
- Additional paving to the front of the home
- Designated double carport to the rear of the property
- Fully fenced rear yard for privacy and security

18B Scott Street ### Modern 3x2 Residence with Alfresco and Double Garage

Leased at \$560 per week ### Lease expiry 24 June 2026

Privately set at the rear, this modern home offers spacious living with quality finishes and a well-designed floor plan.

Features include:

- Double automatic garage and garden shed
- Fully fenced rear yard
- Lounge with reverse cycle air conditioning and access to the rear alfresco
- Floorboards throughout main living areas
- Kitchen with overhead cabinets, corner pantry, dishwasher recess, electric oven, gas stove, and rangehood
- Living area layout includes lounge to one side, kitchen to the centre, and dining on the other
- Dining area with direct access to the backyard
- Large master bedroom with reverse cycle air conditioning, walk-in wardrobe, and modern ensuite
- Timber doors from the master bedroom opening to the rear yard
- Minor bedrooms carpeted with holland blinds and double door built-in wardrobes
- Main bathroom with separate shower and bath
- Timber-lined alfresco area ideal for outdoor entertaining

Investment Snapshot

- Combined rental return of potentially over \$1,000 per week
- One fixed term tenancy in place with the front home becoming available at the end of November
- Dual dwellings on one 988m² block
- Private fenced yards and separate parking for each residence
- Ideal for investors, families, or dual living

Location Benefits

- Central Mandurah position close to shops, schools, and transport
- Minutes to Mandurah Foreshore, caf  s, and Mandurah Forum
- Convenient access to train station, parks, and medical facilities
- Established neighbourhood with strong rental demand

A rare dual-dwelling property combining character, income, and flexibility. 18 Scott Street, Mandurah where opportunity meets lifestyle.

*** The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.***

Other features: Carpeted, Close to Transport, Openable Windows, Window Treatments

- Land Area 988.00 square metres
- Bedrooms: 6
- Bathrooms: 3
- Double garage
- Double carport







