



13 Burley Street, MANDURAH, WA 6210

Lifestyle Convenience

Positioned on a large 832sqm block, this charming three bedrooms -1 bathroom home remains in its original condition, offering a blank canvas ready for modern transformation and an exciting chance into a well-connected neighbourhood, perfectly suited to first home purchasers, downsizers seeking space, or investors searching for a project to unlock future value through improvement and creativity, with strong upside and rental demand potential.

Character features are already in place, including elevated ceilings and exposed timber beams that enhance volume and architectural appeal throughout the living spaces.

The open plan living area, provides has a wood fire heater and spacious kitchen /dining with natural light filters through the home, creating an inviting atmosphere with strong potential for enhancement.

Practicality is a standout here, with convenient side access leading directly to the rear yard. This allows ample sparking options for a caravan, boat, trailer, or additional vehicles, making it highly suitable for those with an active or travel-focused lifestyle.

The generous outdoor area also offers plenty of scope for landscaping, extensions, or the addition of entertaining zones, granny flat or workshop facilities (subject to approvals). Located within easy reach of essential amenities, the property is just a short drive from shopping precincts, local schooling options, public transport links including

TYPE: For Sale

INTERNET ID: 79P1686

SALE DETAILS

Fr \$650,000

CONTACT DETAILS

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the train network, Peel Health Campus, and the vibrant Mandurah waterfront precinct. Everything needed for daily living and recreation is close at hand, supporting both convenience and long-term growth appeal.

Feature:

- Approx 824 sqm block
- Built 1973
- 3 Bedrooms
- 1 bathroom
- Carport
- Open plan living areas
- Room for boat or caravan

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*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: Close to Transport, Openable Windows

- Land Area 832.00 square metres
- Building Area: 108.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport





