



## 14 Park Road, MANDURAH, WA 6210

### Low-Maintenance Living with Modern Comforts & Courtyard

Positioned in a well-maintained complex, this stylish ground floor unit offers the perfect combination of low-maintenance living, modern finishes, and a practical floorplan. Whether you're a first home buyer, downsizer, investor, or someone seeking an easy-care lifestyle, this property delivers comfort, convenience, and functionality in a sought-after Mandurah location.

Designed with neutral décor throughout and timber-look flooring, the home provides a contemporary feel while remaining warm and inviting. With an exclusive use courtyard and parking, and a thoughtfully designed layout, this is a fantastic opportunity to secure a quality unit close to everything Mandurah has to offer.

#### Accommodation & Design

A front courtyard welcomes you into the home, creating an ideal space to enjoy your morning coffee or unwind outdoors while requiring minimal upkeep.

Inside, the neutral colour palette and wood-look flooring flow throughout the main living areas, enhancing the interior and complementing your furnishings.

**TYPE:** For Sale

**INTERNET ID:** L40135188

#### SALE DETAILS

From \$579,000 | OPEN  
SAT 4TH 2PM -  
2:30PM

#### CONTACT DETAILS

**Jacob King**  
0416438583

The heart of the home features an open-plan kitchen, living and dining area, designed for effortless everyday living. An additional external door provides convenient access to the rear parking area, making coming and going simple and practical.

The well-appointed kitchen offers excellent storage and functionality, complete with a built-in pantry, generous double fridge recess, stainless steel appliances, dishwasher recess, and ample bench space for meal preparation.

The spacious master bedroom includes two double sliding-door wardrobes and enjoys direct access to its own modern ensuite, creating a comfortable retreat.

A separate study or activity area provides valuable flexibility, perfect as a home office, reading nook, children's play space, or additional living area. A conveniently positioned linen cupboard further enhances storage within the home.

Bedrooms two and three include built-in wardrobes.

The combined laundry and main bathroom has been thoughtfully designed to maximise space and practicality while maintaining a modern finish.

Year-round comfort is provided by reverse cycle air conditioning servicing the home.

#### Outdoor Living & Features

The private front courtyard offers a secure, low-maintenance outdoor space, while the dedicated rear access to the parking area adds everyday convenience.

Completing the package is a dedicated car bay and a separate storeroom, providing valuable additional storage for bikes, tools, or seasonal items.

With low-maintenance gardens and easy-care finishes throughout, this property offers an ideal lock-and-leave lifestyle.

#### Property Features

- Ground floor unit
- Exclusive use front courtyard
- Neutral décor throughout
- Timber-look flooring
- Low-maintenance design
- Open-plan kitchen, living and dining area
- Additional rear access door to parking area
- Reverse cycle air conditioning
- Well-appointed kitchen
- Stainless steel appliances
- Dishwasher recess

- Double fridge recess
- Built-in pantry
- Spacious master bedroom
- Two double sliding-door wardrobes to master
- Modern ensuite
- Separate study/activity area
- Linen cupboard
- Combined laundry and main bathroom
- Bedrooms two and three with built-in wardrobes
- Dedicated car bay
- Separate storeroom

Strata levies approximately \$546.95 per quarter

#### Location Highlights (Approx.)

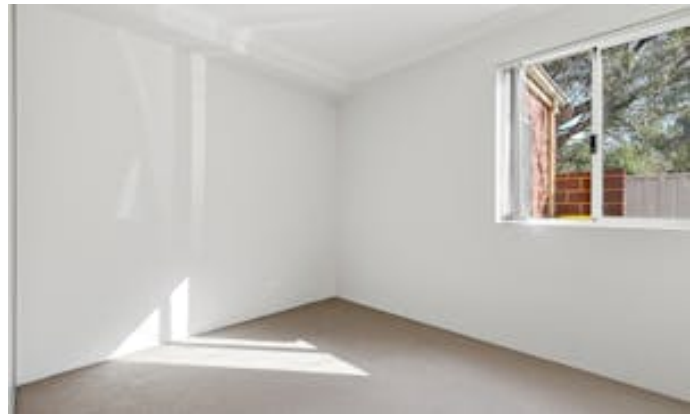
- Walking distance to parks and open spaces
- Minutes to Mandurah Forum Shopping Centre
- Close to caf s, restaurants and local amenities
- Short drive to Mandurah Foreshore and CBD
- Easy access to public transport and Mandurah Train Station
- Conveniently located near local schools and medical facilities

\*\*\*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.\*\*\*

- Land Area 130.00 square metres
- Building Area: 91.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Ensuite
- Floorboards







FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

2/14 Park Road, Mandurah