

## 16 Rockford Street, MANDURAH, WA 6210

### Central & Investment-Ready - Spacious Townhouse Living in a Gated Complex

Welcome to 7/16 Rockford Avenue, Mandurah - a well-presented double storey townhouse offering the perfect blend of low-maintenance living, security, and investment appeal. Positioned within a gated complex just moments from the Mandurah foreshore and Dolphin Quay, this property delivers lifestyle and convenience in equal measure.

Currently tenanted at \$550.00 per week until 19/07/2026, this is a great opportunity for investors seeking immediate returns.

Set within a neatly maintained complex with electric gate entry, the property enjoys a unique position with access from both inside the complex and directly to the street - offering added convenience and flexibility.

Downstairs, the home is designed for practical everyday living, with a tiled open plan layout incorporating the lounge, dining, and centrally positioned kitchen. The kitchen is modern and well-equipped, featuring gas cooking, electric oven, overhead cabinetry, and a double door pantry - ideal for both functionality and storage.

**TYPE:** Under Contract

**INTERNET ID:** L40705074

#### **SALE DETAILS**

**From \$629,000**

#### **CONTACT DETAILS**

**Jacob King**  
0416438583

The upstairs bedroom and dining area is serviced by a split system air conditioner for year-round comfort, while the laundry is conveniently located off the dining space, along with a separate downstairs toilet. Additional storage is provided under the staircase, enhancing the home's practicality.

Upstairs, you'll find the bedrooms, all complete with built-in robes. The master bedroom includes a private ensuite, while the main bathroom is well-appointed and functional, servicing the minor bedrooms with ease.

Outside, a private courtyard offers a low-maintenance space to relax or entertain, complete with a garden shed for additional storage.

Additional features include security screens to doors and downstairs windows, as well as double carport parking within the complex.

Located in a highly sought-after central Mandurah position, enjoy easy access to cafes, restaurants, shopping, and the waterfront lifestyle this vibrant area is known for.

Key Features Include:

- Currently leased at \$550.00 per week until 19/07/2026
- Gated complex with electric entry
- Dual access - from within the complex and directly to the street
- Double carport parking
- Double storey design with functional layout
- Tiled open plan living, dining, and kitchen downstairs
- Modern kitchen with gas cooktop, electric oven & double pantry
- Split system air conditioning to dining area and upstairs bedroom
- Laundry off dining with separate downstairs toilet
- Under stair storage for added practicality
- Security screens to doors and downstairs windows
- Three spacious bedrooms with built-in robes
- Master bedroom with private ensuite
- Functional main bathroom servicing minor bedrooms
- Private courtyard and garden shed

Offering a low-maintenance lifestyle with an immediate rental return and unbeatable central location, this property is ideally suited to investors or those seeking a lock-and-leave home in the heart of Mandurah.

Strata Levies \$520.00 per quarter

Water Rates approx \$1,363.00 per annum

Council Rates approx \$2,065.00 per annum

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

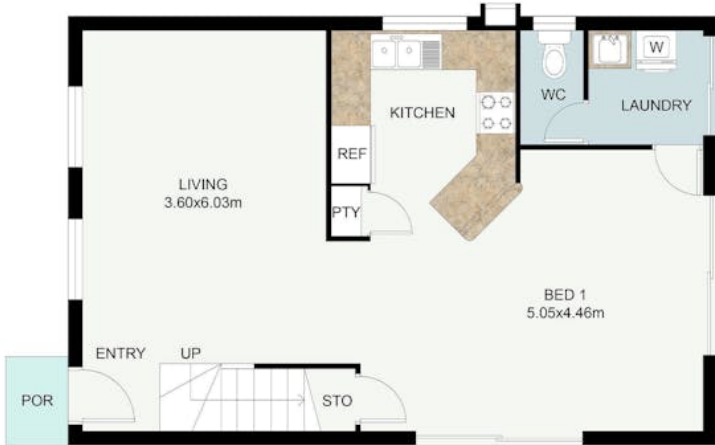
Other features: Close to Shops, Close to Transport, Openable Windows, Window Treatments

- Land Area 201.00 square metres
- Building Area: 125.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double carport
- Ensuite
- Floorboards

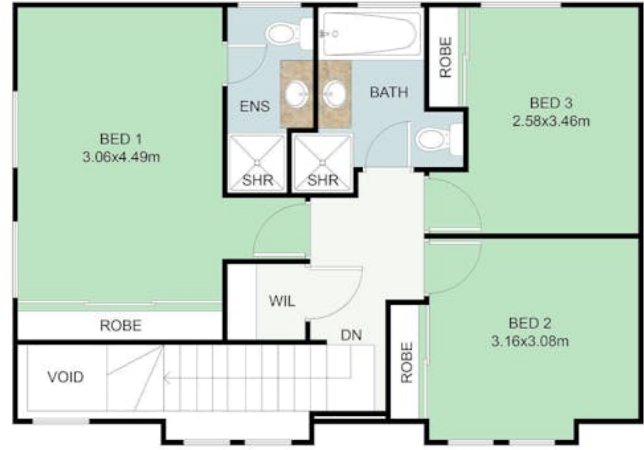








GROUND FLOOR PLAN



UPPER 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.

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