



36 Boundary Road, MANDURAH, WA 6210

Gated Complex; Low-Maintenance Living with an Investment Return

Built in 2020 and positioned within a gated complex in a convenient Mandurah location, this three-bedroom home offers a practical floorplan and easy-care lifestyle. Whether you're looking to invest, downsize, or secure your first home, this property presents an excellent opportunity in a well-located complex.

Currently tenanted at \$570 per week until 9 December 2026, it provides an immediate rental return, while owner-occupiers have the opportunity to plan ahead for future occupancy.

With low strata levies of just \$200.90 per quarter, this is a fantastic opportunity to secure an affordable home or investment close to all of Mandurah's key amenities.

Accommodation & Design

Designed for comfortable, low-maintenance living, the home features a functional floorplan with an open-plan kitchen, living and dining area that creates the central hub of the home. This space flows seamlessly through to the alfresco, making it ideal for everyday living and casual entertaining.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L41579050

SALE DETAILS

**From \$659,000 | OPEN
SAT 25TH
11:25AM-11:55AM**

CONTACT DETAILS

Jacob King
0416438583

The kitchen is both practical and well-appointed, offering overhead cabinetry, stainless steel appliances, a dishwasher recess and ample bench space.

The home comprises of three bedrooms, each fitted with mirrored double sliding wardrobes. The master bedroom is complete with a modern enclosed ensuite featuring a large shower, while the remaining bedrooms are serviced by the contemporary main bathroom with the home's main toilet.

Reverse cycle ducted air conditioning throughout ensures year-round comfort, while the modern design and easy-care layout make this an appealing option for those seeking a lock-and-leave lifestyle.

Outdoor Living & Features

Flowing seamlessly from the living area, the private alfresco and low-maintenance courtyard provide the perfect space to enjoy outdoor dining or simply relax, all without the upkeep of a large garden.

The double automatic garage offers secure parking with internal access, while the gated complex provides added peace of mind.

Whether you're looking to expand your investment portfolio or secure an affordable home in a convenient location, this property offers excellent value with strong rental appeal.

Property Features:

- Built in 2020
- Secure gated complex
- Low strata levies of approximately \$200.90 per quarter
- Currently tenanted at \$570.00 per week until 9 December 2026
- Approx. 182m² block
- Approx. 94m² internal living
- Double automatic garage with internal access
- Three bedrooms with mirrored double sliding wardrobes
- Master bedroom with enclosed ensuite and large shower
- Modern main bathroom with main toilet
- Open-plan kitchen, living and dining area
- Kitchen with overhead cabinetry
- Stainless steel appliances
- Dishwasher recess
- Reverse cycle ducted air conditioning throughout
- Private alfresco entertaining area

- Low-maintenance courtyard

Location Highlights (Approx.)

- Close to Mandurah Forum Shopping Centre
- Close to local schools, parks and public transport
- Short drive to Mandurah CBD and Foreshore
- Easy access to major transport links
- Convenient location close to everyday amenities

***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 182.00 square metres
- Building Area: 94.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards







