



Level 2/12/105 Anstruther Road, Mandurah FOR SALE



Immaculate three-bedroom unit with modern comforts and prime location

*** Please Call 0499 955 442 To Make A Private Viewing Appointment ***

Welcome to Unit 12, 105 Anstruther Road, a gem nestled in a boutique complex of 14 units, discreetly positioned at the rear for maximum privacy. This contemporary residence was thoughtfully crafted in 2018, offering an exquisite blend of style, convenience, and serene living.

Step into a world of comfort and elegance, where every detail has been meticulously designed. The spacious living area is a testament to modern living, with its generous proportions and flawless presentation.

Situated at the Silver Sands end of Anstruther Road, you're ideally located near the Silver Sands Shopping Centre, the pristine Silver Sands Beach, and the Silver Sands Tavern. A short commute will take you to the vibrant café strip on the Foreshore, as well as the charming restaurants and coffee shops of Dolphin Quays.

This three bedroomed, two bath apartment is a place where you can truly move in and relish the harmonious ambiance and the relaxed lifestyle it offers.

Key features you'll adore:

- High ceilings throughout create an airy and inviting atmosphere
- The master bedroom is a sanctuary with ample space, his and hers walk-in robes, and a contemporary ensuite bathroom
- Good sized main bathroom and separate toilet
- Two additional queen-sized bedrooms, each adorned with built-in robes for convenience and storage
- The well-appointed kitchen boasts a single oven, 4-burner gas hob, room for a dishwasher, and a generous fridge recess
- Abundant stone benchtop workspace and under-bench cabinetry ensure storage needs are met effortlessly
- A spacious dining area perfectly complements the culinary space
- The separate lounge is a cosy haven, equipped with a split system heating and cooling unit and double sliding patio doors that lead to the under-roof tiled balcony, your year-round BBQ retreat



Jan Holloway

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Denise Lewis

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- Hybrid flooring graces the main living areas, while plush carpets provide comfort in the bedrooms
- Enjoy the efficiency of the gas instantaneous hot water system and the convenience of NBN connectivity
- The extra-wide and deep garage offers ample room for storage and can accommodate a 4x4 vehicle with a lift kit

Perfectly positioned, these units provide easy access to the Mandurah Forum, Mandurah Train Station (just three bus stops away), and are ideal for commuters, FIFO workers, and those seeking proximity to health services and community amenities.

Don't miss out on this incredible opportunity to own a slice of modern comfort in a prime location. Contact us today to schedule a viewing!

Council Rates Approx: \$1921 per/an

Strata Rates Approx: \$335 per 1/4

Reserve Fund: 125.02 per 1/4

Disclaimer:

This information is intended for general informational purposes only and is based on the details provided by the Seller. Interested parties are encouraged to independently verify all information. No representations or warranties are made regarding accuracy, and reliance should not be placed without personal verification.

Features

2 Toilets

1 Living Area

Air Conditioning

Land size

116.00 Sqm



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LEWIS HOLLOWAY

PROPERTY

12/105 Anstruther Rd, Mandurah



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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