



**12/105 Anstruther Road, MANDURAH
FOR SALE**



Beautiful second storey unit! Plus below garage parking!

Unit 12 is one of 14 units and is situated at the rear of the small strata titled complex which was built in 2018.

The living accommodation is approximately 116 sqm in size, beautifully presented and well maintained. Nothing to do but to move in and enjoy!

Features you are sure to love include:

- High ceilings throughout
- Queen sized master bedroom, his and hers walk-in robes and modern ensuite bathroom
- Two further queen-sized bedrooms and built-in robes.
- Kitchen boasting single oven, 4 burner gas hob, space for a dishwasher, large fridge recess
- Ample stone benchtop work space and plenty of below bench cabinetry, storage will not be an issue
- Good sized dining area
- Separate lounge with split system heating and cooling unit and double sliding patio doors, which open onto the under-roof tiled balcony where you can BBQ year-round
- Hybrid wood laminate flooring to main living areas
- Quality carpets to bedrooms
- Gas Instantaneous hot water system
- NBN connected
- Extra wide and extra deep garage, plenty of room for storage
- Garage would accommodate a 4x4 vehicle with lift kit

Located at the Silver Sands end of Anstruther Road, you are within walking distance to the Silver Sands Shopping Centre, the beautiful pristine Silver Sands Beach and the Silver Sands Tavern and a short bus/car/bike ride to the café strip on the Foreshore and the beautiful restaurants and coffee shops of Dolphin Quays.

These units are perfectly located and near to all amenities including the Mandurah Forum, three bus stops away from Mandurah Train Station and would be ideal to those who commute, need easy access to health services and other community services or work FIFO.

Council Rates Approx \$1800/yr



Jan Holloway
Principal - Lewis Holloway Property
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Strata rates Approx \$1295/yr

Disclaimer:

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

Features

2 Toilets
Built-In Robes
1 Living Area
Air Conditioning

Land size

116.00 Sqm



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LEWIS HOLLOWAY PROPERTY

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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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