



**2/37 Gibson Street, MANDURAH  
FOR SALE**



**Walk to Mandurah Eastern Foreshore with new Estuary Pool**

When an opportunity presents itself, you need to act quickly!

This centrally located unit will tick all of the boxes for those wanting a low-maintenance, lock-up, and leave.

This fabulous three-bedroom, two-bathroom brick, and tile unit is in a quiet complex of three. The generous-sized entry gives you a feeling of space and quality. Tiled throughout the main living areas and high ceilings provide this property with a sense of openness. All bedrooms are carpeted with built-in robes. The private courtyard opens out from the dining and family room with access to the double lock-up garage.

Located just a short distance from the Mandurah Estuary, cafe strip, medical centre, transport, major shopping centre and so much more.

Would ideally suit an investor as fantastic tenants in place and happy to stay or secure now and reap some income whilst waiting to move into your new lifestyle. The current weekly rent is \$380PW

**Features:**

- Gas hot water system
- Split systems in family room and master bedroom
- Powder room
- Laundry with storage
- 600mm gas cooktop and 600mm electric oven
- Paved courtyard
- Drying court off laundry
- Built 2003
- No Strata Fees

Situated in the heart of Mandurah you are within walking distance to the Mandurah Foreshore, cafes, restaurants, shops, parks, estuary, and beach, you could actually sell the car!

This property would be ideal for downsizers, investors, or those wanting an easy care weekender!



**Jan Holloway**

**Principal - Lewis Holloway Property**

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Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

**Features**

2 Toilets  
Built-In Robes  
1 Ensuite  
1 Living Area  
1 Open Spaces For Vehicle  
Air Conditioning

**Land size**

246.00 Sqm



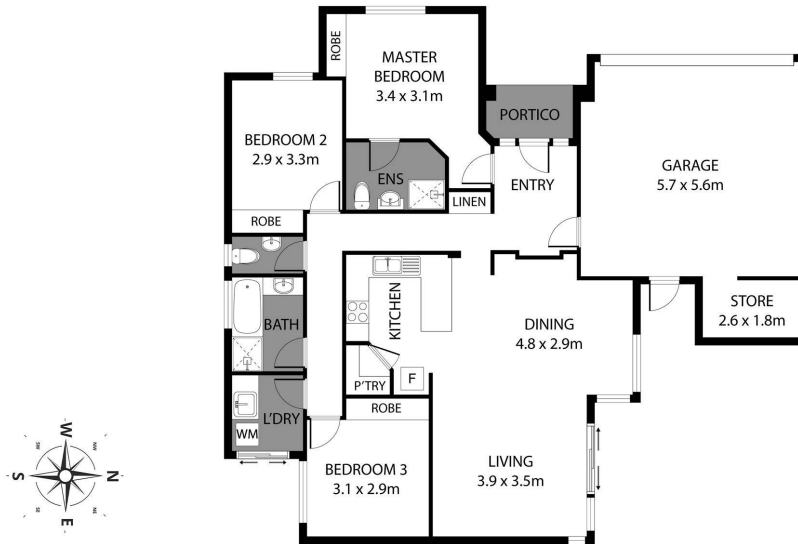
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