



CURRENTLY SOLD OUT Mandurah 3x2x2 + Theatre, 315 sqm, 6.1% Rental Yield (as per sqmresearch.com.au) Classic Plus

ID: UY6397911112

Total Price : 477,308.00

House price AU\$ 302,308.00

Land price AU\$ 175,000.00



3 bed



2 bath



151 m²



420 m²

Experience the perfect investment opportunity in Mandurah, Western Australia, an award-winning tourist destination. Nestled on the picturesque Serpentine River and just a stone's throw away from the bustling Mandurah Harbour, this location offers a blend of natural beauty and urban convenience. Mandurah attracts visitors from near and far, drawn to its idyllic estuary, pristine ocean, and breathtaking beaches. The estate's proximity to Perth makes it an ideal holiday destination for locals, interstate travelers, and international tourists alike. Embrace the serene bush setting of Mandurah, where the captivating Lagoon and the majestic Serpentine River provide a tranquil ambiance. Immerse yourself in nature as you explore the estate's scenic walking trails, complete with a jetty for launching kayaks. The recent completion of a large commercial area is set to bring an influx of 10,000 new jobs to the region in 2023, further enhancing Mandurah's economic growth and investment potential. As a thriving city, Mandurah is home to a vibrant community of 90,000 residents, with a consistent annual population increase of 1,500. Seize the opportunity to invest in this dynamic market, offering a range of properties to suit different investment strategies. Whether you're considering waterfront apartments, family homes, or other real estate options, Mandurah provides a solid foundation for your investment portfolio. Don't miss out on the chance to be part of Mandurah's success story. Embrace the charm, natural wonders, and promising growth that make this coastal gem an irresistible choice for property investors. Secure your slice of Mandurah's thriving market today and reap the rewards for years to come.



Elevation A



Elevation B



Elevation C

Specifications

- Selection of remote control sectional garage door
- Blue pine roof timber
- Structural engineers site report (standard block)
- Site contour survey
- Power connection allowance
- Sewer connection allowance
- Water connection allowance
- Shire building fees
- Re-peg allowance
- Termite treatment
- Concrete pump (standard block)
- Gas connection allowance

Interior

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Kitchen (includes scullery where applicable)

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Construction Specifications

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
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Electrical

- Mirrored sliders to all robe recesses
- Soft close drawers
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- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
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Doors & Windows

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- Stone benchtops to Kitchen only
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Ensuite, Bathroom, toilet & Laundry

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Inclusions

- Stone benchtops: Kitchen,Laundry,Ensuite,Bathroom
 - Garage: Garage - Remote control
 - Living room ceiling height: 28c cm
 - Garage ceiling height: 25c cm
 - Alfresco ceiling height: 25c cm
 - Front Elevation: Acrylic texture render
 - Kitchen Appliances Upgrade to the value of AU\$
 - Water tap to Fridge recess: No
 - Shower recess: hobless
 - Main Flooring: 450 x 450 mm Tiles
 - Carpets to Bedrooms and Theatre: Builders Standard Range, with 8mm Dunlop underlay
 - Internal Paint: 1 sealer, 2 coats
 - Windows: Single Glazing
 - Window Treatments: Vertical blinds
 - LED Lighting: Light for Light replacement
 - Alarm:
 - Air-Conditioning: Fully ducted reverse cycle Air-Conditioning
 - Finishing items: Fold-up 2-tier Washing line,Additional landscaping
 - Front & Rear Landscaping: Yes
 - Fencing to 3 sides: Yes
 - Siteworks Allowance: Provisional Siteworks
 - Additional Appliances:
 - Including: earthworks,soil and contour report,Stormwater Disposal,Engineers Details,Council Crossover,Extra Gate or Fencing
 - Additional Paving: None
 - Robe doors: Vinyl with Aluminium frame
 - Kitchen sink: Above mount
 - NBN: Available
- o Della Vita Classic Kitchen o Della Vita Designer Scullery (if applicable) o Della Vita Single Designer Vanities to Ensuite & Bathroom

Construction and warranty

Construction method: Double brick
Structural warranty: Lifetime

CBD: 70 km
Airport: 78 km
Medical centre: 1 km
Beach: 3 km
Shopping: 1.5 km
Freeway: 5 km
Train station: 3 km
Public transport: 1 km

Schools

There are several private and public schools, primary and secondary in close distance. There is also a TAFE in Mandurah, as well as a Campus of Murdoch University.

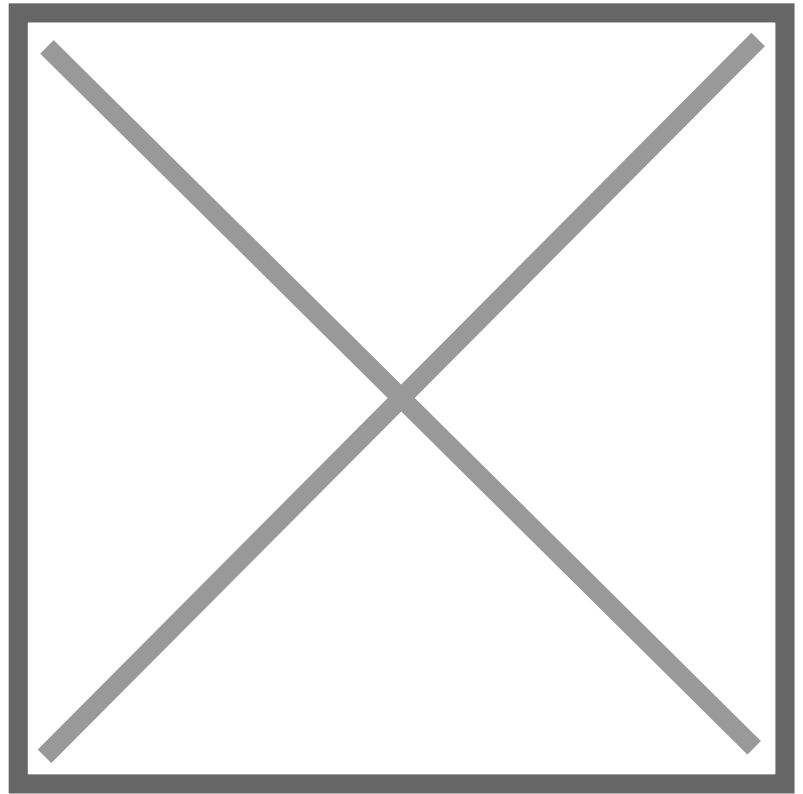
Shopping options

The Mandurah Forum is a large shopping centre, with anything and everything. There are also various smaller shops within short driving distance.

Medical services

The Peel Hospital, as well as several specialty medical services are located in about 1km distance to the Estate.

Location: Lakewood Parkway, Coodanup, Western Australia, 6210, Australia



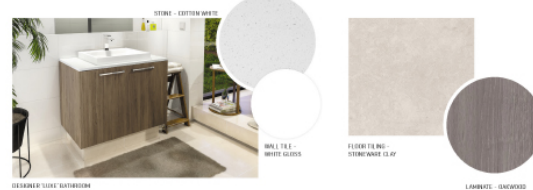
Incentive Picture 1



Color Board :Luxe



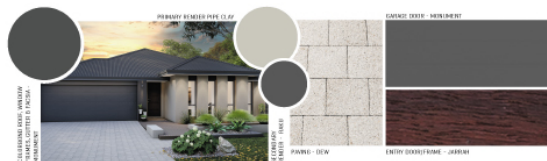
Luxe Exterior Finishes



Color Board :Urban

Complimentary Urban Finishes

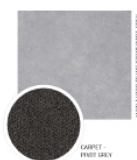
Urban Exterior Finishes



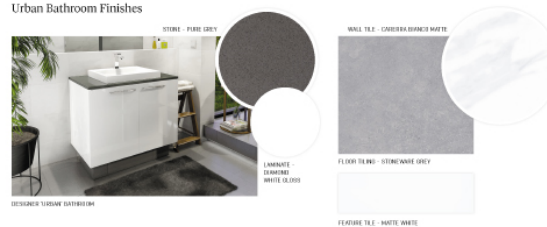
Urban Kitchen Finishes



Urban Main Flooring



Urban Bathroom Finishes



Color Board :Industrial

Experience amazing value with
\$60,000 worth of bonus inclusions.

DESIGNER KITCHEN: 1200MM STONE ISLAND BENCH, OVERHEAD CUPBOARDS, FREESTANDING STOVE AND INTEGRATED RANGE HOOD, HIGH GLOSS OR TWO-TONE CABINERY, EXTENSIVE DRAWERS	-\$30,000	Included
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FORD & DONNA FULLY DUCTED REVERSE CYCLE AIR CONDITIONING	-\$1,625	Included
31C HIGH CEILINGS	-\$2,717	Included
450MM X 450MM MAIN FLOOR TILES	-\$6,030	Included
LOOP PILE CARPETS	-\$4,131	Included
DESIGNER SCULLERY	-\$1,700	Included
LED DOWNLIGHTS THROUGHOUT	-\$1,842	Included
ENSUITE: SINGLE DESIGNER VANITY WITH STONE BENCHTOPS AND HIGH GLOSS CABINERY	-\$1,273	Included
BATHROOM: SINGLE DESIGNER VANITY WITH STONE BENCHTOPS AND HIGH GLOSS CABINERY	-\$1,273	Included
DESIGNER LAUNDRY 1M CABINERY WITH STONE BENCHTOP AND INSET 45L TROUGH	-\$1,284	Included
EUROPEAN FLICKMIXER TAPWARE THROUGHOUT	-\$1,583	Included
EUROPEAN SHOWER HEADS	-\$520	Included
BLINDS THROUGHOUT	-\$2,188	Included
LARGER WET AREA TILES	-\$1,305	Included
Grand Total		\$67,480