

69 PARK ROAD, MANDURAH, WA, 6210



# FOR SALE

## PROPERTY SOLD BY KARL STOPIC

SPACIOUS & COMFORTABLE LIVING – CENTRAL & CONVENIENT LOCATION! LARGE 874SQM CORNER BLOCK!

If you are searching for comfortable and spacious living, then look no further than this absolutely gorgeous, large 3 bedroom, plus study, family home, positioned on a 874sqm corner block. Enjoy the convenience of living in this central Mandurah position with just a stroll to the Mandurah train station and within close proximity to the Mandurah Forum shopping centre.

Built for comfort, this family home has plenty of space for the entire family. Featuring 3 separate living areas, including a central family and adjoining living room with high raked ceilings, plus a separate dining room or study/activity room.

The master bedroom is positioned at the rear side of the home with a walk-in wardrobe. There are two additional queen-sized minor bedrooms, both with built-in wardrobes. The bathroom includes both shower and bathtub and a separate toilet. There is a large laundry with plenty of space and access to the backyard.

The large kitchen is well appointed with plenty of bench space, double sink, electric cooking, wall oven and built-in pantry, all overlooking the meals area and a large central family living area. It also has a shopper's entry from the rear parking area. At the front of the home there is a formal lounge/theatre room with windows overlooking the front garden, pergola and streetscape. At the rear it has an elevated area currently being used for additional storage with sheds.

The well maintained front garden has been designed to be low maintenance. The parking includes a double garage/workshop and two single carports with paved areas for more vehicles and parking for a caravan and boat.

Positioned conveniently close to the city centre, foreshore, bowling club, library, aquatic centre and the Mandurah Forum Shopping Centre. This comfortable and secure home is in a fantastic location, with all facilities and transport nearby.

Also, this corner property has plenty of space to build a freestanding granny flat or studio that may be rented out separately providing you with more options and income.

3 BED | 1 BATH | 2 CAR

PRICE:  
UNDER CONTRACT

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is accepted for any error, omission or mis-statement. These plans are for representation purposes only.

