



**SOLD**

## SPACIOUS & COMFORTABLE VILLA – ONLY 150 METRES TO THE BEACH - WITH OWN STREET FRONTAGE & NO STRATA F

Enjoy the beach lifestyle being located only 150 metres from the water's edge of Silver Sands Beach. This extremely spacious, comfortable and quality built villa home provides low maintenance living and is within walking distance to great amenities including the Mandurah Marina & Foreshore, restaurants, cinemas and transport. This lovely villa has been maintained to the highest standard and a viewing will surely impress!

The accommodation consists of a huge open plan living design, with large kitchen complete with breakfast bar and plenty of cupboard space, the kitchen overlooks the dining/meals area and living/family room. The two large bedrooms have BIR's across the full length of one side and the spacious bathroom is clean, neat and fresh.

There are generous proportions and spaces throughout this lovely home and as you will see it was built for comfortable living. There is extensive paving around the villa providing low maintenance outdoors and a private courtyard at the rear. The villa is also very safe and secure with an electronic gate for vehicle access and has a lock up garage. The rear courtyard also provides a secure space for your pets. There is also a shared bore and reticulation on the property.

All 3 villa's within this complex have been owned and enjoyed as holiday homes by the same extended family since they were built in the 1990's. They are all currently being offered for sale to provide buyers an option to purchase one or more for any family members/siblings looking to live next to each other.

Imagine waking up in the morning with the sounds of the waves crashing on the beach, walk from your front door and be standing next to the ocean within just one minute. This lovely beachside location is all about lifestyle. Take the first step in securing this beachside villa and make your dream a reality. Feel free to contact Karl Stopic for more information and to arrange a private viewing.

Property Accommodation & Features Include;

2 BED | 1 BATH | 0 CAR

PRICE:  
\$280,000

OPEN FOR INSPECTION:  
N/A



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# Unit 2, 9 Aileen Street MANDURAH



Block Size 339m<sup>2</sup> | 2 Bedrooms | 1 Bathroom | 1 Car  
Internal 100.1m<sup>2</sup> | External 42.5m<sup>2</sup> | Total 142.6m<sup>2</sup>

Karl Stopic | 0416 231 528



Approximate lot outline. For illustration purposes only.

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 floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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