

Just Listed



DOLPHIN QUAY



TOWN BEACH



Unit 1, 78 Ormsby Tce, Mandurah



BEACH LIVING WITH OCEAN VIEWS!!

With the beach and Marina at your door step, you will find this light filled gorgeous 3 bedroom, 2 bathroom coastal lifestyle apartment.

It all about the location and isn't this a location!! Enjoy living on the edge of Mandurah Marina and the estuary with ocean views from the apartment, this property offers the perfect balance of privacy, comfort, convenience and breath-taking surroundings.

Featuring a large open space living and dining area with ocean views, air-conditioning that is complemented by a impressive modern kitchen. The kitchen has plenty of storage plus a pantry, dishwasher, electric hotplates and oven.

Main bedroom with ocean views, air-conditioning, robes and door accessing to patio area. Modern ensuite with separate toilet.

Two other bedrooms are of good size, main bathroom with shower/bath combo.

Patio area off the lounge room which is perfect for summer sunsets and relaxing, double brick walls for each peace and quiet.

Secure access to apartment building, single remote garage with plenty of parking for tenants and visitors. Private access to beach. Occupants will have access to swimming pool and tennis court/pickle ball court within complex, this apartment is literally on the same dunes of Town Beach.

With the Marina, Ocean, restaurant strip all moments away, this property

3 2 1

Price	From \$685,000
Property Type	Residential
Property ID	349
Floor Area	190 m2

AGENT DETAILS

Kirsty Styles - 0438 188 011

OFFICE DETAILS

Bricks & Mortar Real Estate
Solutions
15-16/64-66 Bannister Rd Canning
Vale WA 6155 Australia
08 6140 6619

offers the best of both worlds. Enjoy the buzz of Mandurah City at your doorstep while maintaining a tranquil oasis at home. Keith Homes Reserve and the Mandurah Foreshore are a short stroll away.

Water Rates (2 monthly) - \$260 approx

Council Rates (yearly) - \$2377 approx

Strata (quarterly) - \$2000 approx (includes reserve fee)

The property is currently tenanted to tenants on a fixed term tenancy to May 2025 for a weekly rent of \$520.00 per week.

Please contact Kirsty to arrange your own private viewing of this property - 0438 188 011/kirsty@bricksmortar.net.au.

ARE YOU AN INVESTOR:

Current market rent is \$580.00 -\$600.00 per week.

Expert Property Management by Kirsty Styles:

With **19 years of hands-on experience**, **Kirsty Styles** is not only a **Licensed REIWA Accredited Property Manager** but also the trusted Property Manager of this property for the current owners. As part of **Bricks & Mortar Real Estate Solutions**, Kirsty offers **comprehensive, end-to-end Property Management services**, ensuring that every aspect of your investment is handled with care and expertise. Unlike many others, there's **no outsourcing** – all services are kept **in-house** for seamless communication and a **single point of contact** for your convenience.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and third parties 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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.