

21/70 Waldron Boulevard Bvd, Greenfields, WA 6210

Sold - \$494,000

Unit 3  1  1 



Smart Investment with Fixed-Term Lease Locked In!

Perfectly positioned and neatly presented, this 3-bedroom, 1.5-bathroom townhouse offers an excellent investment opportunity with a fixed-term lease in place until 12th December, currently returning \$490 per week. Designed with both lifestyle and practicality in mind, the two-storey layout features living areas on both levels, good size balcony the perfect spot to enjoy your morning coffee.

Enjoy the comfort of a split-system air conditioner, gas hot water system, and the ease of low-maintenance outdoor areas, including a private rear patio ideal for entertaining and garden shed for storage. Secure internal access garage for added comfort.

Open for Inspection

By Appointment.

Property Features:

- 3 bedrooms, 1.5 bathrooms
- Master with semi ensuite and walk in wardrobe
- Both minor bedrooms with inbuilt wardrobe
- Separate living area upstairs
- Reverse cycle unit upstairs for the year round comfort.
- Master bedroom and living area upstairs open to large balcony
- Small, easy care back yard with garden shed for extra storage

Other Features:

- Year Built: 2005
- Land Area: 203m2
- Floor Area: 123m2
- Council Rates: \$1900 approx
- Water Rates: \$1280 approx (2023 -2024 financial year)
- Strata Fee : \$289.56 per quarter
- Rent: Fixed term lease till 12th Dec 2025 paying \$490 pw.

Convenient spot from public transport and within easy reach of Mandurah's train station, shopping centre, and popular foreshore dining precinct, this townhouse offers ultimate convenience in a fast-growing area.

Whether you're looking to grow your investment portfolio or secure a quality property with strong returns, this one ticks all the boxes.

Listed By

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