



**17 Second Avenue Mandurah WA**

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**LOCATION, LOCATION, LOCATION!**

Currently tenanted at \$300pw

A fantastic investment awaits, a lovely (potentially) subdividable property (STCA and WAPC approval) Zoned R25, being sold in "as is" condition, where the existing residence could possibly be retained while you build at the rear. Earn rent while you draw up plans for a new build for double rental income. With Mandurah Aquatic & Recreation Centre a stroll away, Mandurah Forum across the park past Mandurah Library and Ruston Park, home of Peel Thunder a few minutes away, this is an exciting opportunity for savvy buyers. Everything at your doorstep with, schools, shopping, transport, main arterial road Mandurah Road and Mandurah Foreshore moments away, all this at such an affordable price and a great tenant in place at \$300/week. Features include;

**Price** : \$ 295,000  
**Land Size** : 809 sqm  
**View** : <https://www.thriverealestate.com.au/sale/wa/mandurah-surrounds/mandurah/residential/house/7096888>



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