



# Mandurah Estate Agency

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## THE VILLAGE AT SEASCAPES Lots 2416-2420, 2422-2423

Mandurah Estate Agency has had the exclusive opportunity to appraise this magnificent master plan community for future rental returns.

House and land packages on Venulosa Avenue are reasonably priced from \$329,100 up to \$333,100. These homesites are located in walking distance to the beach, Foreshore Park and the Seascapes Retail Precinct just minutes' drive to the Mandurah City Centre.

Homebuyers Centre has designed beautiful homes to perfectly suit each lot within the development requirements and showcase their craftsmanship.

All homes are 3 bedroom, 2 bathroom and with the following features these homes will surely impress even the most discerning tenants

- Gourmet Kitchen with Caesarstone Benchtops, Stainless Steel Appliances and Canopy Rangehood
- Contemporary Style Elevation with Rendered Façade
- Court yard or alfresco for entertaining
- Double garages

With over 100 years' combined Property Management experience our team believes an anticipated rental return range of \$340 to \$380 per week.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting however here at Mandurah Estate Agency we constantly run with an excellent prospective tenant data base just waiting for homes like these.

It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market, i.e. the tenant.

When appraising the property, we take into consideration the following:

- Comparison with similar properties
- Features or benefits of the property (i.e. ensuite, fenced yard, double garage, views, proximity to shops, décor, accessibility, modern convenience; including - dishwasher, dryer, microwave, vacuum maid etc)
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply & demand)

Properties at **Venulosa Avenue in Seascapes**, we believe have it all!

Should you have any further questions please contact our property management department on 9586 4000 or email [mirvac@mandurahestateagency.com.au](mailto:mirvac@mandurahestateagency.com.au).

Kind Regards,  
Mandurah Estate Agency.

### DISCLAIMER:

The rental appraisal is not a professional valuation. It should be used as a guide only. It should not be relied upon as a true and actual figure.

**Mandurah Estate Agency 84 Mandurah Terrace, Mandurah WA 6210**

**Phone: 08 95864000 Fax: 08 9535 1658**

**Email: [mirvac@mandurahestateagency.com.au](mailto:mirvac@mandurahestateagency.com.au)**

**Web: [www.mandurahestateagency.COM.AU](http://www.mandurahestateagency.COM.AU)**



## THE VILLAGE AT SEASCAPES Lots 2549 and 2551

Mandurah Estate Agency has had the exclusive opportunity to appraise this magnificent master plan community for future rental returns.

House and land packages in Tamarind Lane are reasonably priced from \$366,990. These homesites are located in an enviable position, abutting a future landscape park and within walking distance to the beach, Foreshore Park and the Seascapes Retail Precinct just minutes' drive to the Mandurah City Centre.

Dreamstart has designed beautiful homes to perfectly suit each lot within the development requirements and showcase their craftsmanship.

All homes are 3 bedroom, 2 bathroom and with the following features these homes will surely impress even the most discerning tenants

- Essastone benchtops to kitchen, bathroom and ensuite
- Ducted evaporative air conditioning
- Westinghouse 90mm stainless steel oven, hotplate and canopy range hood
- 30 course high ceilings

With over 100 years' combined Property Management experience our team believes an anticipated rental return range of \$340 to \$380 per week.

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It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market, i.e. the tenant.

When appraising the property, we take into consideration the following:

- Comparison with similar properties
- Features or benefits of the property (i.e. ensuite, fenced yard, double garage, views, proximity to shops, décor, accessibility, modern convenience; including - dishwasher, dryer, microwave, vacuum maid etc)
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply & demand)

Properties at **Tamarind Lane in Seascapes**, we believe have it all!

Should you have any further questions please contact our property management department on 9586 4000 or email [mirvac@mandurahestateagency.com.au](mailto:mirvac@mandurahestateagency.com.au).

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## THE VILLAGE AT SEASCAPES Lots 2574-2578

Mandurah Estate Agency has had the exclusive opportunity to appraise this magnificent master plan community for future rental returns.

House and land packages in Rufa Lane are reasonably priced from \$365,750 to \$387,700. These homesites are located in an enviable position, abutting a future landscape park and within walking distance to the beach, Foreshore Park and the Seascapes Retail Precinct just minutes' drive to the Mandurah City Centre.

Summit Homes Group has designed beautiful homes to perfectly suit each lot within the development requirements and showcase their craftsmanship.

All homes are 3 bedroom, 2 bathroom and with the following features these homes will surely impress even the most discerning tenants

- Quality carpets and underlay to bedroom plus an extensive selection of stylish vinyl flooring to entry, living, dining room and kitchen.
- 20mm stone benchtops to kitchen
- Double lock up garages with remote sectional door
- 31 course high ceilings

With over 100 years' combined Property Management experience our team believes an anticipated rental return range of \$340 to \$380 per week.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting however here at Mandurah Estate Agency we constantly run with an excellent prospective tenant data base just waiting for homes like these.

It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market, i.e. the tenant.

When appraising the property, we take into consideration the following:

- Comparison with similar properties
- Features or benefits of the property (i.e. ensuite, fenced yard, double garage, views, proximity to shops, décor, accessibility, modern convenience; including - dishwasher, dryer, microwave, vacuum maid etc)
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply & demand)

Properties at **Rufa lane in Seascapes**, we believe have it all!

Should you have any further questions please contact our property management department on 9586 4000 or email [mirvac@mandurahestateagency.com.au](mailto:mirvac@mandurahestateagency.com.au).

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