



2, 1 Waterside Drive, Dudley Park



CANAL LIVING WITHOUT THE PRICE TAG

Canal living is within reach with this pretty home.

It is in a small, gated community just steps from the water, with access to a communal jetty and a reserve opposite. Plus, shops in Halls Head and Mandurah are minutes away.

The home is ideal for downsizers and first-home buyers looking to enjoy the lifestyle Dudley Park offers, but it is also a great opportunity for investors - tenants love the lifestyle too and the home is currently rented in the low \$300s per week.

Inside it has a good-sized open-plan living/dining/kitchen area.

The attractive kitchen has a pantry, ample bench space, and stainless-steel appliances, while the living area has a built-in bar.

A veranda has been enclosed, creating a lovely sunroom and additional living space as well as providing a great, sheltered spot to entertain.

There are two bedrooms - both have mirrored built-in robes and their own ensuite, which is a welcome feature. Another really convenient feature is a powder room so guests won't need to use your bathrooms when they visit. Outside a rear decked courtyard is a great spot to enjoy the sunshine and fresh air, with the canals in the view over the fence.

A carport has parking for one car and access to a storeroom

Key features

Inside

- Tiled open-plan living/dining/kitchen area
- Living area with built-in bar
- Kitchen with pantry, double sink, gas cooktop, and dishwasher

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Price	\$379,000
Property Type	Residential
Property ID	48
Land Area	213 m2

Agent Details

Kim Turner - 0423 089 439

Office Details

Kim Turner Real Estate
0423 089 439



- Two carpeted bedrooms with mirrored built-in robes, ceiling fans, and ensuites
- Powder room
- Enclosed veranda/sunroom with decked floor and roller shutters
- High ceilings
- Downlights throughout
- Ducted airconditioning
- Security screens

Outside

- Rear decked courtyard
- Single carport, with storeroom
- Room to park another car, trailer, or small boat
- Gated side access
- 213sqm block
- Council Fees \$1,525.71
- Water Fees \$ 1,177.00
- Strata Fees \$436.50

Call Kim Turner for inspection details 0423 089 439

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