

# 10 Black Swan View, Dudley Park, WA 6210

Mandurah

## Sold House

Saturday, 17 February 2024

10 Black Swan View, Dudley Park, WA 6210

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 480 m2

**Type:** House



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**\$785,000**

Immerse yourself in the epitome of opulent living at the distinguished Dudley Park, where sophistication and style seamlessly unite in this meticulously designed two-storey, four-bedroom, two-bathroom luxury residence. Gracefully situated on a generous 480sqm block, this home exudes timeless elegance, showcasing an exquisite array of features that redefine contemporary comfort and convenience. Positioned a mere 90 meters from the serene Peel Harvey Estuary, this enchanting location is enveloped by lush parks and scenic walkways, creating an idyllic oasis of tranquillity. Approaching, the captivating street appeal captures attention with an English-inspired ambiance. The fenced front yard sets the tone for the exquisite home that awaits, where a single door entry, enhanced by a security door, invites you into a realm of refinement. Stepping inside, you'll discover a home meticulously designed for both grand entertaining and serene relaxation. The dedicated theatre room offers a space for cinematic experiences, while the open-plan living area seamlessly integrates the chef's kitchen. Exquisitely crafted, the kitchen boasts an abundance of cabinetry, stone benchtops, and overhead cabinets—a culinary haven equipped with a dual fuel oven, integrated fridge and ample kitchen drawers, built in microwave and an integrated dishwasher harmonizing functionality with luxury. On the lower level, the primary bedroom serves as a haven of comfort, boasting his and her robes, split reverse cycle air conditioning and a private ensuite. Ascending upstairs, three charming bedrooms, each embellished with built-in robes, offer cozy retreats for both family members and guests alike. Adding a touch of refined elegance, plantation shutters adorn the windows in the bedrooms. The convenience is further amplified by a spacious laundry and a triple linen cupboard, ensuring ample storage solutions. Additionally, the study overlooks the alfresco entertaining area, providing a tranquil outlook that completes this picture of comfort and style. Step outside and the expansive alfresco area, nestled under the main roof, beckons for gatherings and relaxation. Fitted doors seamlessly connect indoor and outdoor spaces, while the additional patio area, equipped with blinds, offers versatility for year-round enjoyment in both entertaining spaces. Practical features include a gas storage hot water system, 14 solar panels and an alarm system. The low-maintenance artificial turf in the fenced front yard ensures a pristine appearance, complemented by a garden shed for additional storage.

Features

- 480sqm block
- Built 2003
- 4 bedrooms
- 2 bathrooms
- Double garage with through access and extra storage space
- Fenced front yard with pedestrian gate
- Stunning street appeal
- Single door entry with security door
- Open plan living
- Theatre room fitted with ceiling fan
- Study looking onto entertaining alfresco
- Upstairs sitting room fitted with plantation shutters
- Main bedroom located downstairs featuring his/her robe, split R/C air con and private ensuite
- 3 minor bedrooms located upstairs all with built in robes and plantation shutters
- Stunning kitchen
- Abundance of cabinetry and draws
- Stone bench tops
- Falcon dual fuel freestanding oven
- Built in microwave
- Integrated refrigerator
- Integrated dishwasher
- Ducted reverse cycle air conditioning
- Plantation shutters
- Spacious laundry fitted with benchtop and basin
- Triple linen cupboard
- Abundance of storage throughout the entire home
- Large alfresco under main roof featuring glass sliding stacker doors and ceiling fans
- Automatic awnings over alfresco area
- Patio entertaining area fitted with blinds
- Gas storage hot water system
- 14 solar panels
- Alarm
- Artificial turf
- Low maintenance
- Established garden beds
- Garden shed

The expansive double garage, enhanced with through access, not only ensures secure parking but also offers an indulgent extension as additional storage space. Envision awakening to the harmonious sounds of nature, then embarking on a captivating stroll along the landscaped estuary front pathways. This exceptionally situated home offers the convenience of being a short distance to bus stops, ensuring a seamless daily commute. Furthermore, its prime location also provides close proximity to a selection of government and private schools, as well as various shopping centres. Seize the opportunity to make this residence your own—Contact Rachael Shaw at 0488 136 999 today for more information. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.