

# 109 Dundas Road, Inglewood, WA 6052

**GERARD BUTLER**  
AND ASSOCIATES

## House For Sale

Friday, 3 November 2023

109 Dundas Road, Inglewood, WA 6052

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 391 m2**

**Type: House**



Adam Frediani  
0418921168

**From \$819K - Offers By 6PM 27 Nov 2023**

All offers are to be submitted by 6.00PM (WST) Monday 27th November 2023, and the Seller reserves the right to accept any offer prior to this date without notice. Superbly located in the heart of Inglewood, this 391sqm survey strata block with 4-bedroom home is conveniently positioned opposite Macaulay Park, a short walk from Mount Lawley Golf Course, minutes from Edith Cowan University, multiple parks, schools, entertainment precincts, transport, city, plus much more. This circa 1955 home includes 4 bedrooms, sizable separate lounge with open fireplace, open kitchen meals, study area, polished floorboards, high ceilings, private rear patio entertaining area, single carport, great front porch and garden area. Don't Delay - this prime location and investment opportunity is on the market to be SOLD! The following features are included: Double brick and clay tile construction Separate entry with security door 4 Bedrooms all with polished floorboards 1 Bathroom with separate shower and bath 1 Toilets Spacious master bedroom with ceiling fan Big separate lounge with fireplace and DeLonghi reverse cycle air conditioning Kitchen and meals area with double sink, fridge recess and reverse cycle air conditioning Gas instantaneous hot water system Laundry with double basin Private rear courtyard with patio Single carport with room for 2 car tandem parking Land area - 391sqm Built 1955 City Of Stirling - \$1,676 pa (approx.) Water Rates - \$1440 pa (approx.) To view contact: Adam Frediani 0418 921 168