

12 Anhinga Trail, Dudley Park, WA 6210

House For Sale

Friday, 15 March 2024



12 Anhinga Trail, Dudley Park, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 620 m2

Type: House



Sophie Wycherley
0895340002



Darren Ahearn
0895340026

Offers Over \$699,000

Positioned in a sought after enclave of Mandurah, 12 Anhinga Trail Dudley Park presents a spacious & highly appointed property on 620sqm. With four king size bedrooms, a study, a versatile theatre room that could easily serve as a large fifth bedroom, and two bathrooms plus a powder room. This home is perfectly designed for multigenerational or growing families. Its impressive layout gives a warm and welcoming ambience that makes this property a must see, and requires nothing more than packing a suitcase to move in. Property Features:- Four bedrooms, study, and two bathrooms plus powder room- Grand entrance with wide hallway and high ceilings- Study includes built-in desk and electric awning- Spacious master bedroom with double vanity and walk-in robe- Open-plan kitchen with Blanco appliances- Stone Island benchtops (3700 x 900mm)- Family bathroom equipped with double shower, bath, and powder room- Additional storage off the lounge/kitchen - Well-appointed laundry with undercover washing line - Zoned reverse cycle air conditioning throughout- Quality bamboo flooring, downlights, and quality fittings- Tempered glass for insulation, sound management, and extra security- Freshly painted interior- Kresta installed Double View Roller Blinds- Solar Star Ventilation System- Abundance of power points- 6.6 kilowatt solar system- Huge fully enclosable outdoor area with powered outdoor blinds and carpet- Double garage with insulated roller door- 6m x 6m powered workshop with 3-phase power- Utilities yard tucked away behind the shed- Fully reticulated - Instant gas hot water system- Potential rent of \$750 per week - Rates \$2200 per year - Water \$1526 per year This property boasts an exceptional location, set against a picturesque streetscape. It offers convenient access to the estuary within walking distance, close proximity to public transport, and a short drive to Peel Health Campus, Mandurah Forum, and local cafes. The owners of this exceptional property have meticulously attended to every detail, ensuring it's ready for its next family to enjoy. Contact Darren Ahearn or Sophie Wycherley today to arrange a viewing