

13 Shelduck Way, Dudley Park, WA 6210

— Mandurah

Sold House

Wednesday, 20 March 2024

13 Shelduck Way, Dudley Park, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 526 m2

Type: House



Paul Taylor

0895819999

\$730,000

Where impeccable craftsmanship meets modern comfort, this 2006 Ross North built home will not disappoint! With no shortage of features, this 4 bedroom, 2 bathroom brick and Colorbond residence is a haven of style and functionality. Upon arrival, the impeccable street appeal is just the beginning. An aggregate driveway leads you to the double garage with shopper's entrance and a wide double door entry with security doors, setting the tone for what lies beyond. Inside, the heart of the home is a modern kitchen boasting an island breakfast bar, dishwasher, Smeg microwave and oven, 900mm gas cooktop, plumbed fridge, double sink, built-in pantry, pop-up outlet and ample storage. The open plan living area is perfecting for entertaining, while the theatre room with blackout blinds provides a separate living area and an ideal for movie nights in. For those needing workspace, the front study or potential 5th bedroom offers versatility. The spacious master bedroom features a timber platform, large double door walk-in robe with adjustable shelving, blackout blinds and an ensuite with a large shower, double vanity with overhead downlights and a separate toilet. The minor bedrooms are fitted with built-in robes and share a main bathroom with a bath, shower and single vanity. The laundry is well-appointed with under-sink cabinets, a machine recess and a large sliding linen cupboard. Throughout the home, neutral tones complement Marri timber flooring (recently refinished) and new carpets, while high ceilings enhance the sense of space. Ducted reverse cycle air-conditioning, security cameras, an alarm system and security doors ensure comfort and peace of mind. Outside, entertainers will appreciate the timber deck alfresco with in-built speakers and a fire pit area, surrounded by beautiful low maintenance landscaping, artificial lawn and a garden shed. A gas storage hot water system and 12 solar panels add to the home's efficiency. Located just 65m from the Estuary, with Nourishing the Soul Cafe (550m) and Mandurah Catholic College (1.5km) nearby, this property offers not just a home, but a lifestyle. Don't miss this opportunity to secure your slice of Dudley Park paradise! Call Paul Taylor from Harcourts Mandurah - 0407 101 137 to organise a viewing.

Features:

- 2006 Ross North built home with no shortage of features!
- Impeccable street appeal
- 4 bedroom, 2 bathroom brick and Colorbond home
- Double garage with shopper's entrance and aggregate driveway
- Wide double door entry with security doors
- Modern kitchen with island breakfast bar, dishwasher, Smeg microwave and oven, 900mm gas cooktop, plumbed fridge, double sink, built-in pantry, pop up outlet and plenty of storage
- Open plan living
- Theatre with blackout blinds
- Study or potential 5th bedroom
- Huge master bedroom with timber platform, large double door walk-in robe with adjustable shelving and blackout blinds
- Ensuite with large shower, double vanity with overhead downlights and separate toilet
- Minor bedrooms fitted with built-in robes
- Main bathroom with bath, shower and single vanity
- Laundry with under sink cabinets, machine recess and large sliding linen cupboard
- Neutral tones throughout
- Marri timber flooring - recently refinished
- New carpets throughout
- High ceilings throughout
- Ducted reverse cycle air-conditioning
- Security cameras
- Alarm system
- Security doors
- 12 solar panels - 3.3kw system
- Timber deck alfresco with in-built speakers
- Fire pit area
- Beautiful low maintenance landscaping
- Artificial lawn to front and rear
- Garden shed
- Gas storage hot water system
- Nearby: Estuary (65m), Nourishing the Soul Cafe (550m) and Mandurah Catholic College (1.5km)

Council Rates: \$2,200.00 PA (approx.) Water Rates: \$1,525.99 PA (approx.) Zoning: R20Beta call Paul on 0407 101 137 Paul.taylor@harcourtsmandurah.com.au Paul Taylor - Real Estate - Taylor'd to suit your needs*All measurements are approximate*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.