

15 Dotterel Drive, Dudley Park, WA 6210

— Mandurah

Sold House

Tuesday, 5 September 2023

15 Dotterel Drive, Dudley Park, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 567 m2

Type: House

\$620,000

A remarkable residence offering comfort, style and contemporary living. This 4 bedroom, 2 bathroom brick and tile home, built by the reputable Danmar Homes in 2005, is situated on a generous 567sqm block. Upon arrival, you'll be greeted by an impressive double garage featuring a shopper's entrance and an automatic gated entry, providing both convenience and security. The property boasts the added advantage of potential boat or van parking. The heart of the home is the modern kitchen, complete with a built-in pantry, dishwasher, double sink and a 600mm gas cooktop and oven. The open plan design seamlessly integrates the kitchen, dining and living areas, creating an inviting space for both daily living and entertaining. For the ultimate cinematic experience, step into the separate theatre room, fully equipped with a projector, screen and speakers. Additionally, a cosy study nook or sitting area provides a space for work or relaxation. The master bedroom features a walk-in robe, split system air-conditioning and a ceiling fan. Enjoy direct access to the rear patio, blending indoor and outdoor living. The ensuite bathroom is appointed with a shower, toilet and single vanity. Step outside to discover a rear patio with an outdoor kitchenette and built-in bench seating. The decking and artificial lawn provide a low-maintenance outdoor area. Nature enthusiasts will appreciate the enclosed side cat run / bird enclosure, while the water feature, lemon tree and rose bushes add charm. Only 800m to the Coodanup Foreshore Reserve and 1.1km to the Creery Wetland Nature Reserve and Nourishing the Soul Cafe. Contact us today to arrange a viewing and secure your piece of Dudley Park paradise. Call Paul Taylor from Harcourts Mandurah - 0407 101 137. Features: • 4 bedroom, 2 bathroom brick and tile home • Built by Danmar Homes in 2005 on 567sqm • Double garage with shopper's entry • Automatic gated entry • Potential boat/van parking behind gates • Modern kitchen with built-in pantry, dishwasher, double sink, 600mm gas cooktop and oven • Open plan living, kitchen and dining • Separate theatre room fully equipped with projector, screen and speakers • Study nook / sitting area • Master bedroom with walk-in robe, split system air-con, ceiling fan and access to rear patio • Ensuite with shower, toilet and single vanity • Minor bedrooms with built-in robes • Main bathroom with bath, shower and single vanity • High ceilings • Rear patio with outdoor kitchenette and built-in bench seating • Decking • Artificial lawn • Enclosed side cat run / bird enclosure • Water feature • Lemon tree • Rose bushes • Reticulation • Solar panels • Gas storage hot water system Council Rates: \$2,200.00 PA (approx.) Water Rates: \$1,459.10 PA (approx.) Betta 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.