

16 Shelduck Way, Dudley Park, WA 6210

— Mandurah

Sold House

Thursday, 10 August 2023

16 Shelduck Way, Dudley Park, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 489 m2

Type: House



Paul & Lisa Harris
0895819999

\$700,000

Paul and Lisa Harris from Harcourts Mandurah proudly present 16 Shelduck Way, Dudley Park. This beautifully presented property sits in a class above many we see, and with just one property between you and the Creery Wetland Nature Reserve walking trails, bird watching and getting close to nature are all at your doorstep when you live here! On arrival, you will find that this executive home is very well presented from the street, with an attractive facade. Stepping inside the extra-height entrance hall with void overhead will impress and gives an indication of the space that continues throughout. This two storey 'loft' home has FOUR living areas under the main roof! The first of these as you walk inside is the lounge / theatre room, carpeted and with a double door entry and twin feature windows - this is a perfect room to retreat to when it's time to relax. With a choice of interior spaces to enjoy alone or when entertaining, this home will comfortably accommodate a growing family. The kitchen sits at the heart of the home, with floating spotted gum flooring that flows throughout the open plan main living area, which also includes the meals and family rooms. Stainless steel appliances including a dishwasher, 900mm gas cooktop and electric under bench oven and feature range hood are installed and there is abundant storage provided by under bench and overhead cupboards and a large pantry. Plumbing is in place for a fridge and a split system air conditioner in the meals area is installed for heating and cooling. A very clever design inclusion is the fully enclosed alfresco area under the main roof. Tiled, with recessed ceiling and ceiling fan, and large enough to accommodate a dining as well as a sitting area, this would also be an enviable games room, north-facing and with glass used extensively to let in natural light. When it's time to rest, the master suite includes a king-sized bedroom and two walk-in robes, plantation shutters are fitted to the extra large feature window, there is carpet underfoot, high ceilings and a split system air conditioner for your comfort. The ensuite bathroom is also luxurious, with a corner spa bath, shower and vanity unit and plantation shutters. There are three very spacious family / guest bedrooms, each with a built-in robe (one of these is king-sized and two are queen-sized). One of these bedrooms has been used as a desirable study / home office, with spotted gum floating flooring and a ceiling fan, as well as sliding door access to the alfresco area. These three bedrooms share the second bathroom which is a good size - with a shower, bath and vanity unit. The second toilet is separate and sits between the bathroom and the laundry. Other features here are skirting boards, a gas bayonet, an instantaneous gas hot water system and a garden shed measuring approximately 3m x 1.5m. Secure parking for two vehicles is provided by the extra-height double garage, which has a shopper's entrance as well as a rear access door. All this is located on a 489 sqm block, just approximately 55 metres from the Creery Wetland Nature Reserve. A footpath runs along the side of the reserve, leading to the Mariners Cove Trail - a 3km loop along the Creery Wetlands. This is a perfect location if you look forward to your morning or evening walks and are looking for your new dream home just a short drive to central Mandurah! It will be our pleasure to meet you onsite and show you through this very attractive property. Please call us today to book your viewing, Paul and Lisa Harris from Harcourts Mandurah on 0419 730 732. Featuring:

- Two storey 'loft' home with four living areas under the main roof
- Dedicated extra-height entrance hall with void overhead
- Theatre room / lounge with double entrance doors
- Huge upstairs loft
- Large central kitchen with 900mm gas cooktop, electric under bench oven and feature rangehood
- Plumbing in place for fridge
- Large pantry
- Spotted gum flooring
- Plantation shutters
- Beautiful north-facing enclosed indoor outdoor alfresco area
- King-sized master suite with two walk-in robes, plantation shutters, large feature window, carpet, high ceilings and split system air conditioner
- Luxurious ensuite bathroom with corner spa bath, shower and vanity unit
- Three very spacious family / guest bedrooms with built-in robe (one king and two queen-sized)
- Second bathroom with shower, bath and vanity unit
- Separate second toilet
- Gas bayonet
- Skirting boards
- Instantaneous gas hot water system
- Garden shed 3m x 1.5m (approx.)
- Extra height double garage with shopper's entry and rear access door
- 489 sqm block

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.