

# 18A Wardell Loop, Dudley Park, WA 6210

## Duplex/Semi-detached For Sale

Thursday, 25 January 2024

ACTON

belle  
PROPERTY

18A Wardell Loop, Dudley Park, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 102 m2

Type:

Duplex/Semi-detached



Brody Harris  
0895502000



Emma Pinington  
0895502000

## Offers Over \$429,000

Brody and Emma from Team Harris proudly introduce this tranquil haven nestled in the heart of Dudley Park. This delightful freestanding duplex home is quietly situated on a corner lot in a peaceful street, nearby to great schools, shops, transport, CBD and the peel estuary, embracing a convenient and relaxed lifestyle with the benefit of proximity to essential amenities. Tastefully renovated to create a warm and inviting atmosphere, the well-designed floorplan enjoys modern open living with an separate front lounge, updated kitchen, 3 bedrooms and renovated bathroom. Stay comfortable with reverse-cycle air conditioning, plus roller shutters providing shade, an additional layer of security and enhance the cool comfort of your home. Set on a sizable 474sqm corner lot with drive-through access and boasting a spacious backyard for fun-filled activities, and the expansive patio makes the perfect setting for relaxed afternoons and entertaining loved ones. With plenty of room to add a swimming pool or workshop (STCA) and potential to create side access, this affordable gem caters to a range of buyers including young families, first home buyers, downsizers and investors with the bonus of having a lease already in place until 18/12/2024 - currently returning \$410 per week with the potential return of \$440-480 per week. Distinctive features: • 474sqm lot, 102sqm floorplan, 1995 construction • Three bedrooms, one bathroom, single garage with drive through access • Multiple living areas with open plan kitchen/dining/family rooms • Charming freestanding duplex on a discreet corner lot • Repainted, new carpets and window treatments • Updated kitchen and fully renovated bathroom • Spacious patio for entertaining family and friends • Private yard with storage shed and plenty of room for pool/workshop (STCA) + potential side access • New reverse-cycle air conditioning, instantaneous HWS + roller shutters • Easy-care design, perfect for first homebuyers or savvy investors • Centrally located, nearby to estuary, schools, transport and CBD • Currently leased until 18/12/2024 for \$410 per week, with the potential return of \$440-480 per week. Approximate outgoings: • Council rates: \$1,800 per annum • Water rates: \$1,123 per annum • Strata levies: Not applicable. INFORMATION DISCLAIMER: This information is presented for the purpose of promoting and marketing this property. While we have taken every reasonable measure to ensure the accuracy of the information provided, we do not provide any warranty or guarantee concerning its correctness. Acton | Belle Property Mandurah disclaims any responsibility for inaccuracies, errors, or omissions that may occur. We strongly advise all interested parties to conduct their own independent inquiries and verifications to confirm the accuracy of the information presented herein, prior to making an offer on the property.