

**31 Warren Place, Dudley Park, WA 6210**



**Sold Residential Land**

Wednesday, 23 August 2023

31 Warren Place, Dudley Park, WA 6210

Area: 1110 m2

Type: Residential Land



Theo Alexandrou  
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## Contact agent

Mandurah is on the map for the incredible lifestyle on offer, focused around some of the most stunning waterways in Australia. A rare find at 1,110 square metres of level land, boasting an incredible 36 metre canal frontage, 31 Warren Place in the Waterside Canals of Dudley Park truly gives you the opportunity to enjoy this unique lifestyle each and every day. This parcel of land offers the ability for you to moor your boat at your back doorstep and be out enjoying the water in minutes, plus with the added bonus of your very own slipway (shared with the neighbouring property) which is not only impressive but hard to come by within most canal subdivisions. Featuring a 19m street frontage, this block is the perfect size and layout to offer a great balance of space and lifestyle with your house design. While large enough to not have to compromise on the living space and luxuries within the home, you will still have plenty of space for a pool, sheds and an enviable outdoor entertaining area, whilst still offering an easy-care lifestyle allowing you to spend more time on the water, relaxing and taking in the views from your backdoor or jumping in the boat and heading into Mandurah to enjoy the abundance of cafes and restaurants. With an array of single-level house designs that would suit a block of this size and multi-level designs that would maximize the water views available, 31 Warren Place really is a great investment to capitalise on the relaxed coastal lifestyle that Mandurah has to offer. With no more canal subdivisions available and waterfront land being in short supply, now is the perfect time to secure your next move and start to plan your new home, with the flexibility to build just the way you like. For more information, please call Theo Alexandrou, Selling Director at Ray White Mandurah today on 0468 765 205.