

**32C Churchill Avenue, Dudley Park, WA 6210**

Mandurah

**Sold House**

Saturday, 17 February 2024

32C Churchill Avenue, Dudley Park, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 318 m2**

**Type: House**



Chris Parsons  
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## Contact agent

Chris Parsons from Harcourts Mandurah is pleased to present 32C Churchill Avenue, Dudley Park to the market. This brick and iron home boasts multiple living areas and high ceilings, and is located in one of Mandurah's most central suburbs. Here you are close to all important amenities, the Forum Shopping Centre and the beautiful walking trails along Soldiers Cove which lead you to the vibrant Mandurah Foreshore. If you are looking to downsize, a lock and leave holiday home or to add to your investment portfolio and to take advantage of the current rental market, do not delay in securing a time to view! A sheltered portico welcomes you, to this home, then stepping inside, a spacious foyer with a double door theatre to the right. This room is carpeted and feels ever so cosy, perfect for movie nights! To the left you will find the spacious master bedroom, complete with walk in closet and ensuite with separate toilet. Moving through, you are met with the hub of the home which boasts a light and bright kitchen that has a very pretty outlook to the garden. Here there is a walk in pantry and plenty of over head and under bench cupboards for storage as well as loads of bench top space for food preparation. The open plan living and dining area are tiled for easy cleaning. The home features ducted and zoned reverse cycle air conditioning for year round comfort, as well as a gas bayonet for heating during the winter months and ceiling fans. Minor bedrooms both feature built in robes and are located up a separate hallway at the rear of the home. The main bathroom features a shower and bath, and is adjacent to the powder room with the second toilet. Both bathrooms as well as the laundry are fitted with complimentary cabinetry and vanities providing a pleasing continuity throughout the home. The undercover outdoor area is paved and will be a popular place to sit and unwind, taking in the low maintenance, established gardens. Café blinds have been installed to for maximum comfort. There are added extras here that you don't often see including the double garage that is extra high and extra wide, making parking a breeze. The shopper's entrance will prove very convenient and there is a lockable store room. Security screens on all windows will provide peace of mind and there are solar panels to assist with electricity bills. Dudley Park is an incredibly popular location, positioned close to all of Mandurah's iconic attractions, as well as boasting some of the best schools in the Peel Region. Here you can walk or ride along the water's edge which is just a few minutes away or take a stroll through some of the beautifully maintained parks in the area. Our property management team have estimated a rental return of \$460 - \$480 per week is achievable in the current market. Astute investors are sure to be drawn to this property because of it's fabulous location and easy care nature. Don't delay....call Chris on 0459 752 640 today! This home ticks boxes and will not last! 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.