

**3B Ensay Place, Dudley Park, WA 6210**



**House For Sale**

Tuesday, 30 April 2024

3B Ensay Place, Dudley Park, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 464 m2**

**Type: House**



David Parlor  
0895914999

**From \$524,000**

CURRENT BID \$522,000 | 3 QUALIFIED BIDDERS The Open Negotiation has started. (Open Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out. Set back from the street in a peaceful cul-de-sac position this 476sqm block offers neat and tidy living in a super central location, perfect for those seeking comfort and convenience, and an appealing opportunity for the investor, professional or family. The front entry provides a single carport with hardstand for additional parking, and upon entering the home you find a formal lounge that flows into the open plan kitchen, dining and family room to the rear, with the master suite set at the front, and bedrooms 2, 3 and 4 running along the right hand side of the home to ensure a restful night's sleep. With the garden providing outdoor living under a sheltered alfresco and plenty of lawn for the children or pets to roam. Features of the home include: - Functional and spacious kitchen, with an in-built stainless-steel oven and gas cooktop, ample cabinetry that sweeps throughout the space and includes a full height pantry, dedicated fridge recess and breakfast bar for casual dining - Family living and dining area, open plan by design and wrapping around the kitchen for ease of entertaining, with a cooling ceiling fan and reverse cycle air conditioning unit for year round wellbeing, plus timber laminate flooring and sliding doors out to the alfresco - Formal lounge on entry with a continuation of that laminate flooring, another effective ceiling fan and plenty of natural light - Master suite at the front of the property, with soft carpet to the floor, a cooling ceiling fan and walk-in robe, with a fully equipped ensuite with a shower, vanity and WC - Three further bedrooms, all with built-in robes and carpeted flooring - Family bathroom with a combined bath and shower, plus vanity and separate WC within the sizeable laundry - Sheltered alfresco with paving to the floor to offer another spot to entertain or relax - Generous rear yard with plenty of green lawn and a border of plant life, fully fenced with a handy garden shed - Secluded front garden with lawn and hedging for both appeal and privacy - Widened driveway to allow for plenty of parking opportunity, with a hardstand to the side of the covered carport Built in 1999, this wonderful property sits in a prime location close to a huge parkland with lakes and greenspace to meander, and perfect for the family with Mandurah Catholic College within walking distance. The popular and well stocked Mandurah Forum sits a little further with its endless retail and dining options, along with easy access to bus and train links, and the freeway. Whilst not forgetting all the delights Mandurah itself has to offer with sensational beaches, a bustling foreshore and plentiful options for recreation or relaxation all nearby. Contact David Parlor today on 0412 734 727 to arrange your viewing. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.