

# 4 Castella Drive, Dudley Park, WA 6210

Mandurah

## House For Sale

Friday, 16 February 2024

4 Castella Drive, Dudley Park, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 443 m2**

**Type: House**



Paul Taylor

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## Best Offer Over \$449,000

This exquisite brick home, boasting 3 bedrooms and 2 bathrooms, is a testament to contemporary design and functionality. Built in 2015 on a 443sqm block, this gem offers modern living, ample space and convenience. Upon entering, you're greeted with multiple living areas and a stylish kitchen, complete with an island breakfast bar, double sink, 900mm appliances and a walk-in pantry. The open plan living area boasts a split system air-conditioner, creating a comfortable atmosphere for relaxation and entertainment. In addition, this home features a versatile study / activity room, perfect for those seeking a dedicated workspace or additional living room. The master bedroom hosts a walk-in robe and split system air-conditioner, while the ensuite offers a shower, single vanity and separate toilet for added convenience. The queen-sized minor bedrooms are fitted with double door built-in robes, providing ample storage space. The laundry is equipped with a machine recess, built-in linen and a walk-in linen cupboard, ensuring practicality and organisation is at your fingertips. Additional features include roller shutters and an alarm system for enhanced security. Step outside to the alfresco area, boasting a large paved space for low-maintenance entertaining, complemented by a garden shed for additional storage. Currently tenanted until October 2024, this home presents a fantastic investment opportunity for savvy investors or a lovely family home after tenancy. You won't want to miss this one! Call Paul Taylor from Harcourts Mandurah - 0407 101 137 to organise a viewing.

Features:

- 3 bedroom, 2 bathroom brick home
- Double garage
- Built 2015 on a 443sqm block
- Modern kitchen with island breakfast bar, double sink, 900mm appliances and walk-in pantry
- Open plan living area with split system air-conditioner
- Study / activity room
- Master bedroom with walk-in robe and split system air-conditioner
- Ensuite with shower, single vanity and separate toilet
- Queen sized minor bedrooms with double door built-in robes
- Laundry with machine recess, built-in linen and walk-in linen cupboard
- Roller shutters
- Alarm
- NBN connected
- Alfresco with large paved area for low maintenance entertaining
- Garden shed
- Gas storage hot water system
- Tenanted until October 2024
- Nearby: Beacham Reserve (400m), Duck Park (700m), Coodanup College (800m), Estuary (1.2km), Mandurah Catholic College (1.2km), Nourishing the Soul Cafe (1.6km) and Mandurah Forum (2.7km)

Council Rates: \$2,000.00 PA (approx.)  
Water Rates: \$1,418.71 PA (approx.)  
Zoning: R20Beta call Paul on 0407 101 137  
Paul.taylor@harcourtsmandurah.com.au  
Paul Taylor - Real Estate - Taylor'd to suit your needs\*All measurements are approximate\*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.