

# 4 Shelduck Way, Dudley Park, WA 6210

## Sold House

Tuesday, 15 August 2023

4 Shelduck Way, Dudley Park, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 540 m2**

**Type: House**



Rob French

**\$570,000**

Inspections by Appointment – Contact Rob today! Conveniently located in the highly sought after Mariners Cove, in the suburb of Dudley Park. Only a block away from the environmentally significant Creery Wetlands Nature Reserve and walking trails. With several other parks and recreational facilities nearby, we proudly bring you this well presented 4 bed family home on a spacious 540 Sq. M. block. Clever design provides a separate parents retreat at the front of the home with its own living area, entrance hall, and en-suite main bed, with two walk-in robes and direct, private access to the double, lock-up garage. Everything in this home has been built to generous proportions including the open-plan kitchen with masses of counter-top space, the dining area, family room and adjacent home theatre room. The family room leads directly onto the alfresco patio and private, secure back yard. Three minor beds all have built in robes and plenty of space. The bedroom wing houses the large laundry, separate toilet, and bathroom. A ducted evaporative aircon and reverse cycle unit in the living area keep the home comfortable year round. Gas bayonets inside and outside provide alternative heating and entertaining options. This home requires nothing but you and your family. The location is exceptional. Mandurah forum is only a 5 minute drive away. There are parks, boat ramps, restaurants, schools, sporting and recreational facilities, all within easy access. The Murray River estuary flows into Collins Pool, a short meander along the shoreline. In summary, this home offers :-

- 4 Beds and 2 Baths;
- Double, lock-up garage;
- Separate parents' wing;
- Living room;
- Family room;
- Theatre room;
- Open-plan kitchen and dining area;
- Large laundry;
- Secure side access for your boat or caravan;
- Ducted air conditioning plus an independent reverse cycle unit in the living room;
- Internal and external gas bayonets;
- Private, secure, colorbond fenced garden.

Rates are :-

- Council rates \$1,472.86
- Rubbish Service \$306.00
- ESL \$175.27

For more information and an appointment to view, call today. **ROB FRENCH** 0401 970 997 [rob@wesproprealty.com.au](mailto:rob@wesproprealty.com.au)