

**40 Hanson Way, Dudley Park, WA 6210**

— Mandurah

**Sold House**

Wednesday, 23 August 2023

40 Hanson Way, Dudley Park, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 755 m<sup>2</sup>**

**Type: House**

**\$520,000**

Nestled within a serene enclave of Dudley Park, this meticulously maintained 3-bedroom, 1-bathroom (2 toilets) residence presents an exceptional opportunity for comfortable living, with an array of features that cater to both practicality and leisure. Upon arrival, a pristine facade welcomes you. A unique offering awaits as you approach the property with a double drive-through garage leading to a dual tandem carport at the rear and an additional double side-by-side carport at the front. The thoughtful design ensures that undercover parking is abundant, catering to the needs of a modern lifestyle. The garage offers storage space with a supplementary shed located at the rear of the property, allowing ample room to store tools and equipment. Stepping inside, you're greeted by an inviting space that could serve as a grand home office or a dedicated theatre room, providing a private and distinct ambiance separate from the main living areas. The main living areas embody an open-plan layout, where a well-appointed kitchen. Abundant cupboard space and expansive countertops create an environment perfect for culinary pursuits. Adjacent to the main living areas, the laundry is conveniently accessible yet discreetly positioned and it incorporates a second toilet, enhancing practicality and functionality. The heart of the home overlooking the beautifully landscaped gardens, becomes the focal point of relaxation and outdoor enjoyment. An extended covered patio offers an ideal vantage point to bask in the serene surroundings, allowing you to revel in the melodious tunes of chirping birds. This space is equally poised to accommodate stylish gatherings, providing ample shade and room for all your guests. The master bedroom, positioned at the front of the house, boasts an aura of sophistication. It is equipped with two spacious built-in robes as well as a walk-in robe, offering an abundance of storage solutions. Additionally, an exclusive private retreat within the master bedroom provides an intimate space for relaxation or quiet contemplation. The two minor bedrooms, generously proportioned and adorned with built-in robes, are thoughtfully designed to meet the needs of modern living. The residence is enveloped in a refreshing atmosphere, cooled by an evaporative ducted air conditioning system. The in-home temperature-adjustable instant gas hot water system caters to both comfort and efficiency between summer and winter. Shutter blinds adorn all doors and windows, adding an element of privacy and security to the property. Multiple gas bayonets facilitate effortless heating during the colder months. In summary, this property is a true gem, offering versatile living spaces leading to the inviting outdoor haven, making it an undeniable must-see. 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.