

46 Newport Drive, Dudley Park, WA 6210

Initiative

House For Sale

Wednesday, 24 April 2024

46 Newport Drive, Dudley Park, WA 6210

Bedrooms: 4

Bathrooms: 2

Area: 702 m2

Type: House



Alana Foley
0861544700



Leanna Hewitt
0861544700

OFFERS

Whether you're looking to move in or add a solid, well positioned home to your investment portfolio, 46 Newport Drive should go straight to the top of your list. Situated in popular Dudley Park, this impressive 4-bedroom, 2-bathroom residence offers the perfect blend of spacious living, modern amenities, and a convenient lifestyle location. Situated on a generous 702 sqm of land, this well-appointed home provides ample space for comfortable living and entertaining and is only a few minutes' walk to the serene beauty of the duck park, providing a peaceful retreat for nature lovers. The expansive, open-plan design effortlessly integrates living, dining, and kitchen spaces, inviting you to host family gatherings. Tiles feature in the main living areas, ensuring ease of maintenance, with ducted evaporative cooling throughout, and a wood fire guaranteeing your comfort regardless of the season. The heart of the home is its expansive kitchen, overlooking the living areas and is fitted with a large plumbed fridge space, extensive benchtops, walk-in pantry, gas cooktop, and a dishwasher for your convenience. With ample room to accommodate your lifestyle possessions and toys, a 6.2 x 7.8 m shed and double-gated side access parking provide all the space needed to securely store your boat, caravan, or trailer. The extra-wide driveway and wide street access offer ample turning space, ensuring hassle-free maneuverability. This home is not only about generous living spaces, it also offers a large outdoor living and entertainment area with low maintenance gardens, tailored for those who cherish relaxation and entertainment in equal measure. Features you will love:

- A generously proportioned master suite, featuring double vanity and shower in the large ensuite bathroom, and walk-in robe.
- Three spacious secondary bedrooms with WIRs.
- Multiple living areas, home theatre and games room.
- Comforting finishes including ducted air-conditioning and a wood fire providing year-round comfort.
- 6.2 x 7.8 m shed offers additional storage space for all your toys or convert to an additional activity/study/gym area.
- Double gates provide access to a large side parking area, suitable for a boat, caravan, or trailer.
- Easy-care lawn and gardens with full reticulation.
- Roller shutters to all bedrooms.
- Solar PV system.
- Situated on a 702 sqm green title block in the highly desirable suburb of Dudley Park.
- Located close to the Mandurah CBD, Railway, Foreshore, Canals and Serpentine River. With the Mandurah foreshore and the Creery Wetland Reserve nearby, you'll have endless opportunities to explore the natural wonders of the area.

This property is unlikely to remain available for long, promising a blend of comfortable living, practicality, and security, ideally suited for home owners who want to enjoy the coastal lifestyle or discerning investors looking for an attractive investment option. Contact Alana Foley on 0477 319 004 for more information on how you can make this home yours. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent inquiries.