

# 8 Twilight Court, Dudley Park, WA 6210

— Mandurah

## Sold House

Sunday, 13 August 2023

8 Twilight Court, Dudley Park, WA 6210

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 600 m<sup>2</sup>

Type: House

**\$1,800,000**

**\*\*\* Under Offer! Home Open Cancelled\*\*\*** Nicole Hindmarsh is proud to welcome 8 Twilight Court Dudley Park to the market. This individually designed 2 story mansion resting in the highly sought-after Islands Estate Mandurah, is one of the finest properties available in the estate today. Boasting an extensive 430sqm under the roof, this residence must be on your list to view! Built by a local builder as their own residence with arguably one of the best canal aspects, facing NORTH over the water, substantial 16m of canal waterfront, this residence offers EVERYTHING from gate house entry, parking for the caravan on the long driveway, oversize garaging with remote sectional door, 5 bedrooms, 2 master suites both with water views, 2 bathrooms, 3 person lift, ducted reverse cycle air-conditioning with zones throughout, 2 high end bathrooms, a huge home theatre, 2.5 lounge areas, upstairs kitchenette/ bar area, impressive water views from the main living areas, a stunning gourmet kitchen with stainless steel appliances all overlooking the glistening water of the canal below. With a generous composite jetty, park your boat at your back door and enjoy direct entry to the main Peel Harvey Estuary channel for access to the centre of Mandurah, the Indian Ocean for cray fishing or travel down the Murray River for lunch at the Ravenswood or South Yunderup hotels. Exceptional location with no height restrictions for your boat here! This calibre of modern water front homes are simply few and far between. The level and detail of finishes are second to none. The pristine polished solid marri floors upstairs and downstairs, solid timber staircase and void area create a memorising statement when first entering this home. Walk in, enjoy this exclusive family residence for the lifestyle that Mandurah and our gorgeous waterways has to offer! Why build when all the hard work has been done for you to relax and enjoy this magnificent residence. Front Elevation and Street Façade: • Striking 2 story street elevation masterpiece • Secure gate house entrance plus electric vehicle gate • Ample parking and oversized garaging with high entry • Automatic sectional roller door • Parking for caravan, boat trailer or jet-ski's in the driveway • Gorgeous portico entry with timber lined ceilings Ground Floor features and Design: • Double extra high wood front door opening inside to; • A statement entrance and void with soaring ceilings plus 3 person lift • Pristine polished solid marri timber flooring • Extra high ceilings throughout the home with feature recesses and step cornicing • Double French doors flowing out to the majestic open plan living • Commanding canal views panning across and down the canal opposite • Gorgeous dining overlooking the alfresco and waterways • Gourmet kitchen taking in views of the living areas inside and outside • Stone benchtops, soft close drawers, room for the wine rack tucked in along breakfast bar • 3 Miele ovens including steamer, convection and microwave, induction cooktop • Scullery with an abundance of drawers, cabinetry and overhead cupboards • Huge laundry with built in linen cupboards, hamper drawer • Separate powder room • Theatre room with staged seating including projector and screen • Master suite with water views, 2 spacious walk in robes, large bath, shower, double vanity and separate WC Outside Entertaining to Waters Edge: • Glass sliding stacker doors from living and dining rooms open outside to an entertainer's paradise • Gorgeous water's edge alfresco taking in canal water views • Fantastic finishes including wood lined ceilings and custom day blinds • Built in BBQ with rangehood, bar fridge, sink, stone benchtops and 2 door bar fridge • An under-croft for storing your kayaks and fishing gear • Private jetty with space to park the dinghy and jet skis on the inside • Power and water connected to jetty, this is a fantastic set up Upper Floor Design and Features: • solid timber staircase, solid Marri timber floors upstairs • high ceilings upstairs plus extra high ceilings in the second master suite • deluxe master suite with water views, huge walk in robe, ensuite with bath, shower and double vanities, 2-way powder room • Third lounge room with kitchenette including sink, cabinets, drawers, fridge space, flowing out to the wood line balcony and glass balustrade • Glass sliders opening to the balcony with gorgeous water views • Bedroom 3,4 and 5 are all well over Queen size with built in floor to ceiling robes Over the last 12 months, Mandurah's waterways have attracted some of WA's most reputable business people and respected families to secure the high-end homes that have been presented to the market to live in this magnificent environment. This in itself, is a sign that the time to buy is now. If you wish to book your private inspection, contact the area specialist Nicole Hindmarsh today 041 581 5156. 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.