

87 Leslie Street, Dudley Park, WA 6210

— Mandurah

Sold House

Monday, 14 August 2023

87 Leslie Street, Dudley Park, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 700 m2

Type: House



Paul & Lisa Harris

0895819999

\$450,000

Paul and Lisa Harris from Harcourts Mandurah warmly welcome 87 Leslie Street, Dudley Park to the market. This three bedroom home, brick and tile was modernised approximately three years ago and is well presented inside and out, all ready for a lucky new owner! Positioned on Leslie Street which runs right to the beginning of Mandurah's city centre, from here it's only approximately a 400 metre walk to Blackwood Park and Soldiers Cove Terrace, where you can walk along the waterfront into town for shopping, cafes, restaurants and more. The waterside canals, Mandurah Forum and Mandurah Catholic College are all within a 1.5km radius. In the dining room and kitchen, contemporary wood-look vinyl flooring has been laid and the benchtops and cupboard fronts have been replaced. Overhead and under bench cupboards and a pantry with pull-out shelving give a great amount of storage space. Appliances including a wall oven, gas cooktop and dishwasher are provided. Throughout the lounge, dining room and kitchen the walls are painted in a light colour with neutral coloured carpet providing warmth in the lounge room. Evaporative air conditioning will help cool the home in summer and a gas bayonet is ready for your gas heater. There are three bedrooms - one is king-sized and two are double-sized, all three rooms have robes and one has a ceiling fan. Light coloured walls and carpet, skirting boards and vertical blinds feature in all three bedrooms. The bathroom has a bath, shower and vanity unit, with the toilet being separate. In the backyard there is a huge sheltered outdoor entertaining patio, lattice has been added to provide additional protection to this area year-round and creating a fantastic outdoor 'room'. The pavers underfoot have been painted to add light to this space and give a more modern feel and the backyard is a good size for kids or pets - there's even a lemon tree. But for many people searching for their perfect home, whether to live in or to rent out, it's all about the shed! Here, there is a powered shed measuring approximately 7.0 x 5.8 metres with two roller doors. The single carport has a roller door at the front and is open at the rear for vehicle access to the backyard and shed, there is extensive brick paving providing hardstand parking between the carport and the shed. Also included is an outdoor sink. All this is set on a generously sized 700 square metre (approx.) block, close to the Waterside Canals and with Mandurah Forum, Mandurah Catholic College, Dudley Park Primary School, Dudley Park Bowling Club and more all within a 1.5km radius. Imagine how quickly you could get home at the end of the day if you work in town! Well presented brick and tile homes with a shed like this one always attracts attention from home buyers and investors and we expect that this one won't last long. Please call us today, Paul and Lisa Harris from Harcourts Mandurah on 0419 730 732. Featuring:

- Interior modernised approximately 3 years ago
- Wood-look vinyl flooring in kitchen and dining room
- Carpeted lounge
- Kitchen benchtops and cupboard fronts replaced
- Wall oven and gas cooktop
- Dishwasher
- Pantry with pull-out shelving
- Huge protected outdoor entertaining 'room'/patio
- Three bedrooms - one king-sized and two double-sized, all with robes
- Ceiling fan in one bedroom
- Bathroom with bath, shower and vanity unit
- Separate toilet
- Laundry with overhead cupboards
- Good size backyard
- Evaporative air conditioning
- Gas bayonet
- Skirting boards
- Laundry
- Storage hot water system
- Powered shed 7.0m x 5.8m (approx.) with two roller doors
- Outdoor sink
- Good sized backyard
- Lemon tree
- Single carport with drive through access at rear
- Generous 700 m² block

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.