

25 Anhinga Trail, Dudley Park, WA 6210

House For Sale

Wednesday, 31 January 2024



25 Anhinga Trail, Dudley Park, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 490 m2

Type: House



Emma Hutton
0895340001



Sophie Wycherley
0895340002

Offers Over \$549,000

Emma Hutton & Sophie Wycherley are pleased to present 25 Anhinga Trail, Dudley Park. This well designed 4-bedroom, 2-bathroom home seamlessly blends style and comfort. The open-plan layout, flooded with natural light, creates a welcoming ambience. With an alfresco, theatre room, and large family room this home ensures there is a zone for every family member. Property features include:

- Positioned on a 490sqm block
- Huge master bedroom with walk in robe & ensuite with double basins
- Open plan kitchen with quality appliances, storage and charging nook
- Large bedrooms with air conditioning & built in robes
- Family bathroom with bathtub
- Bright open-plan living space
- Reverse cycle air-conditioning throughout
- Secluded alfresco, low-maintenance yard
- Separate theatre room
- Functional laundry with ample storage
- Neutral paint, quality flooring throughout
- Garden Shed
- Gas hot water system
- Reticulation
- Currently receiving \$470 per week rent
- Council Rates \$2200 p/a
- Water Rates \$1503 p/a
- Built in 2008

Situated in a secluded street set back only 400 metres from the Mandurah Estuary, this quality home is not only perfectly located but it is built to suit a myriad of buyers. Whether you are an investor, a young family or someone looking for a lock and leave, this home is a must see. Don't miss the opportunity to make 25 Anhinga Trail your new home. Call Emma Hutton 0415 161 160 or Sophie Wycherley 0433 050 520 today to schedule a viewing.