

3/24 Creery Street, Dudley Park, WA 6210



House For Sale

Wednesday, 19 June 2024

3/24 Creery Street, Dudley Park, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 234 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

From \$449,000

Well sized home is modern built and low maintenance in a fantastic, central location close to Mandurah's foreshore. **INSIDE:** A 3 bedroom, 2 bathroom home in a well thought-out design. The living area is well spaced out and very functional, with good sized areas for dining and living either side of a galley kitchen. This is well equipped, with built-in pantry, fridge recess, breakfast bar, and stainless steel sink, cooktop and oven. A split system air-conditioner provides climate control. The master bedroom is a great size, with walk-in robe and ensuite. Secondary bedrooms have built-in robes and are good sized, with a well equipped bathroom and laundry. Laminate flooring throughout, while bedrooms are carpeted. A double garage provides secure parking and storage. **OUTSIDE:** The living area opens to a private, paved courtyard that offers external entertaining with low maintenance. A dry court with fold-up clothesline with access directly from the laundry. **INVESTORS:** Currently tenanted at \$375/week until 31/01/2025. This is under market value as current rental appraisal would be \$540 - 600 per week. There is a demand for tenants that are looking for properties like this one! **LOCATION:** Located in Dudley Park, this property is walking distance to the Mandurah foreshore and CBD, offering a generous choice of retail shopping outlets, casual eateries, pubs, recreation and cinema, with Mandurah Forum and train station only a short drive away. Close access to public transport and schools. **HOW TO VIEW:** Walkthrough video available on request. In person viewings available by appointment only. Please enquire on this property and we will be in touch to assist you with any questions you might have. **PROPERTY PARTICULARS:** • Build Year: 2003 • Living Size: 113 sqm • Block Size: 213 sqm • Council Rates: \$1,820/pa • Strata Fees: \$382/pq • Water Rates: \$1,292/pa • Rental Appraisal: \$540-600/pw (all values are approximated)