

# 6 Nookie Street, Dudley Park, WA, 6210



## House For Sale

Friday, 16 August 2024

6 Nookie Street, Dudley Park, WA, 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Linda Clifford  
0895340011

## **BUY NOW BENEFIT LATER**

### **ONE FOR THE INVESTORS AND SMALL DEVELOPERS**

Smart buying here for the astute investor, this property offers subdivision potential.

Offering a 3 bedroom 1 bathroom home currently tenanted until May 2025 at \$330 per week sitting on a 848 sqm block zoned R25.

This property is located in the sought after leafy area of Dudley Park with the bowling club just up the street and the facilities of town and the beautiful estuary just a short walk away. Savvy investors will realise the potential this property has to offer.

#### •**FEATURES:**

- 3 bedroom 1 bathroom**
- 848 Square meter block**
- **R25 2 lot subdivision potential**
- Tenanted until May 2025 \$330 Per week**

Rent out now, subdivide and build later or just enjoy the benefits of having a great size block so close to all the amenities Mandurah town has to offer.

Contact the exclusive listing sales representative Linda Clifford on 0417 985 814 for more details.

Shire Rates Approx \$1800 P/A

Water Rates Appros \$1157 P/A