

**9 De Grey Close, Dudley Park, WA, 6210**



**Sold House**

Saturday, 17 August 2024

9 De Grey Close, Dudley Park, WA, 6210

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## **Magnificent Waterside Property**

Set on an impressive 1,065m<sup>2</sup> block, boasting nearly 42m of water frontage, & a private boat ramp for effortless canal access, this exquisite 5-bedroom, 3-bathroom double-storey residence is the epitome of luxury on the water.

Stepping inside you're greeted by the grand entrance hall & you'll immediately notice the incredible details & high quality on offer, with marble tiling throughout, high soaring ceilings with incredible natural light & serene water feature. To your left you will find a formal lounge & dining area & to your right an open plan family room, meals area & a well-equipped kitchen complete with stone benchtops. The ground level also includes two bedrooms, a well-equipped home office, bathroom, & laundry area.

Ascending to the second level you'll find a large landing that offers another living area or possible games room, there is direct access here out onto the large balcony, as well as three bedrooms & another bathroom. All the bedrooms are a wonderful size but the primary suite, with massive walk-in robe & ensuite bathroom will be the standout & offers an incredible view to wake up to every day.

To the rear of the property is a large sunroom, perfect for entertaining overlooking the water all year around. The gardens & canal wall are incredibly well maintained & continuing to the back of the block you will find access to the incredibly rare private boat ramp. Use of this boat ramp is shared with a neighbouring property, as noted on the certificate of title & kept secure behind modern & stylish gates.

The secure double garage at the front of the home is oversized with plenty of additional space & the house is set behind solar gates for great privacy & peace of mind. With plenty of secure hardstand parking there is plenty of room to park a caravan & the home itself offers a valet vacuum system, air conditioning & gas heating for comfort all year around.

With close to 42m of frontage to the canal, set in an idyllic cul-de-sac & located close to everything Mandurah has to offer, this magnificent house & location truly must be seen to be appreciated.