

# Arcadia Close, Dudley Park, WA, 6210

Mandurah

## House For Sale

Wednesday, 14 August 2024

Arcadia Close, Dudley Park, WA, 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nicole Hindmarsh  
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## Prestigious Mandurah Waterfront Canal Home

Nicole Hindmarsh is proud to welcome this spacious waterfront home to the market. Nestled in the prestigious Islands Estate canals, this breath-taking waterfront home built in 2012, on a generous 636 sqm block (including water envelope) is surrounded by exceptional quality homes and close to all the best Mandurah has to offer. Boasting a 16.4metre water frontage and your own private jetty!

Beginning with an impressive street facade, modern extra high rendered portico, limestone walls, double door entry, highlight windows and neutral colours, this luxurious home is sure to impress. Impeccable features throughout the home with plenty of zones for the whole family to have their own space, featuring 4 queen size bedrooms, study / activity room, theatre room, games room and open plan living.

The stylishly appointed kitchen, living and dining areas have been cleverly crafted for easy entertaining with direct access to the alfresco and built in BBQ area. Your guests can enjoy a drink from the well-equipped kitchen, complete with sweeping bench tops, breakfast bar, dishwasher, double fridge recess and quality stainless steel appliances. The huge 16.4 metre water frontage of this home allows beautiful water views from the whole open plan living areas.

The king size, opulent master suite has spacious separate his & her walk in robes fitted with abundant storage options plus a luxurious ensuite with spa bath, separate powder room, double vanities and floor to ceiling tiles. All three minor bedrooms are complete with large built-in robes and have access to the similarly designed luxurious main bathroom with separate powder room.

Leaving the best until last, a seamless connection to the outdoors featuring hybrid flooring flowing across two dining areas plus a separate paved area overlooking the canal waterfront and your own private 6.1m jarrah jetty. Here is where you will spend most of your time, watching the sunsets, a meal with the family, drinks with friends or heading out on your boat.

Other features of the home include:

- Ducted reverse cycle air conditioning
- Gas hot water system with temperature control
- High ceilings
- Attic
- 6.1m jarrah jetty
- Outdoor shower
- Built in outdoor kitchen with BBQ, fridge recess, plumbed in sink, rangehood
- Extra parking out the front for caravan or boat trailer
- Low maintenance
- 16.4 metre waterfront canal frontage
- 636 sqm block (including water envelope)

Just a short drive to the Centre of Mandurah with a selection of cafes, 5 minutes to the beach, restaurants and shopping (either by boat or by car), close to schools such as Mandurah Catholic College, this ideal location is highly sought after by locals and holiday makers alike.

For your private inspection, contact the area specialist Nicole Hindmarsh today 0415 815 156.

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