

**22/1 Mariners Cove Drive, Dudley Park, WA 6210**



**Unit For Sale**

Monday, 8 July 2024

22/1 Mariners Cove Drive, Dudley Park, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Type: Unit**



Emma Hutton  
0895340001

## Offers Over \$489,000

In a peaceful pocket of sought-after Mariner's Cove, this delightful three-bedroom, two bathroom townhouse awaits its new owners. With excellent proximity to Mandurah's popular Foreshore and numerous natural spaces to enjoy; including: The Creery Wetland Nature Reserve, Borungar and Waterside Drive parks. The Village at Mariner's Cove is home to this gorgeous property and the complex is a well-located strata complex, bordered by stately paperbark trees lining the roads, views of canals and estuary water spaces nearby. Live the easy-care life in your spacious townhouse and take a stroll to the many dedicated parks and wildlife reserves and a short drive into town for dining and entertainment. FEATURES: \* Generous and stylish 251sqm double storey townhouse \* Master bedroom has walk in robe and beautiful balcony\* Three spacious bedrooms- all upstairs, two with built-in robes\* Lot location near entrance and extra parking spaces\* Neat and easy-care front 22sqm patio area \* Kitchen boasts feature extra height ceiling\* Bench top breakfast or aperitivo bar\*Open plan living and kitchen area\* Gas Hot Water Instantaneous System \* Two bathrooms and three w/cs\* Est. Water rates \$1,335\* Est. Council Rates: PA \$1,900.\* Est. Strata Levies PA: \$2,752.20This one won't last, please be sure to contact: Emma Hutton 0415 161 160