

**4/17 Creery St, Dudley Park, WA, 6210**

Mandurah

**Unit For Sale**

Tuesday, 1 October 2024

4/17 Creery St, Dudley Park, WA, 6210

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jarrod Fleming  
0895819999

## Modern Low-Maintenance Unit in Dudley Park

Discover a smart investment or an easy-care home with this tenanted 2-bedroom, 1-bathroom unit at 4/17 Creery Street, Dudley Park. With a reliable tenant already in place until January 2025 and low strata fees of \$310.97 per quarter, this property is an ideal option for investors seeking immediate rental returns or buyers looking for low-maintenance living.

The open-plan living and dining area is filled with natural light, offering a functional and comfortable space to relax or entertain. This flows into an enclosed sunroom, providing flexibility for a second living area, home office, or quiet retreat. The kitchen is equipped with ample storage, generous bench space, and a gas cooktop and oven, making meal preparation straightforward and efficient.

Both bedrooms come with built-in robes, offering plenty of storage. The master bedroom benefits from large windows, flooding the room with natural light, while the second bedroom is versatile enough to be used as a guest room or study. The bathroom is well-presented, featuring a modern vanity and spacious shower, while the adjacent laundry offers direct access to the backyard, enhancing the convenience of the layout.

Outside, the low-maintenance courtyard is fully fenced, offering privacy and security. The paved area, complete with a pergola, is ideal for outdoor dining, relaxing, or hosting guests in a private setting.

Additional features include split-system air conditioning for year-round comfort, security screens on windows and doors for peace of mind, and an undercover carport for secure parking.

With a tenant already in place, this property provides an immediate income stream for investors. Listed by Jarrod Fleming from Harcourts Mandurah, this unit is positioned close to essential amenities and public transport, making it a convenient choice for investors or homebuyers alike. Contact Jarrod today on 0430 284 042 to arrange a viewing and see the value this unit has to offer!

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