



7 Europa Place, Dudley Park FOR SALE



Discover the epitome of luxurious living!

Lewis Holloway Property are proud to bring to market this beautiful canal home located in the prestigious area of the canals known as 'The Islands'.

Mariners Cove Canals are adjacent to the Ramsar Wetland Reserve and are positioned perfectly to provide easy access to the estuary enabling you to enjoy the natural surrounds that the waterways of Mandurah have to offer.

7 Europa Place, Dudley Park, built by Broadway Homes, who are renowned for crafting exceptional custom homes with personalised designs is an absolutely stunning 3/4-bedroom property boasting an impressive 207sqm of living space on an expansive 624sqm block, offering a lifestyle of comfort, convenience and unparalleled elegance.

Opulent street appeal begins in the front garden. The garden with Astroturf grass and privacy bushes to the perimeter is designed to be low-maintenance, showcasing feature LED lights and a mains-operated water feature that adds a touch of sophistication to the entrance.

As you enter through the large front door, you are welcomed by a grand hallway adorned with feature lighting and a recessed ceiling, complemented by porcelain floor tiles throughout main living areas.

Walking you straight into the main living area the home has been designed in such a way that as you are transitioning down the hallway into the living space you are captured by the views beyond, a sparkling pool, canals, jetty's and boats.

Indulge in the chef's dream kitchen, featuring a huge island bench with soft-closing cupboards and drawers, granite benchtops, glass splashback, and top-of-the-line AEG appliances. The adjoining butler's pantry offers additional storage and sink, making cooking an absolute pleasure. The kitchen area boasts a coffered ceiling with stunning feature lighting.

A bar/wine cellar room overlooks the family area and is the perfect place to store and serve you pre dinner drinks. This room has been fitted and decorated with a Mediterranean wine cellar in mind. Complete with granite benchtops and shelving you are able to showcase your finest liquors and wine.



Jan Holloway

Principal - Lewis Holloway Property

M: 0499 955 442

E: jan.holloway@smileelite.com



Denise Lewis

Principal - Lewis Holloway Property

M: 0412 877 613

E: denise.lewis@smileelite.com

The main living family dining area opens onto an enchanting 6m x 4m alfresco space where you can enjoy the ultimate outdoor entertainment experience. An absolutely stunning area equipped with a built-in BBQ kitchen, fridge, sink, and marine-grade extractor hood which overlooks the sparkling 6.5m x m pool, made compliant with glass pool fencing featuring marine-grade polished posts. The alfresco also features travertine floor tiling and elegant cafe blinds, with the main blind being electric for added convenience. A heater ensures you can comfortably use the space even on colder evenings and the beautiful outdoor lighting enhances the ambience of this idyllic setting. This space is just perfect for hosting gatherings or relaxing with family and friends and you will absolutely feel that you are in the luxury of a 5-star hotel.

The master bedroom, located at the rear of the property offers a picturesque view of the canals through floor-to-ceiling windows boasting a large walk-in robe and a double sliding door robe, a large shower, double stone vanity and quality fixtures and fittings.

Bedrooms two and three are located at the front of the house. Both are queen in size boasting triple robes, day/night blinds and professionally made and fitted sheer curtains. Bed two has a TV point.

The fourth bedroom, creatively transformed into a spacious theatre room, is equipped with a built-in robe, making it perfect for entertaining or utilising as a generous home office. The versatility of this space caters to your unique lifestyle.

The main bathroom features double vanity, stone tops, floor-to-ceiling wall tiles, and a large shower with high quality fixtures and fittings. The toilet is separate and again with quality fixtures and fittings. There is also a separate powder room off the main living room for the convenience of guests.

Other features you are sure to love:

- Swan security system
- Video doorbell
- Newly painted throughout
- 6-star energy rating
- BATS insulation to roof and walls
- Security doorbell
- Fiber optic internet connection
- Partially boarded loft space for additional storage with access made easy by fitted ladders.

Located in the sought-after Dudley Park, this property is in close proximity to essential amenities, schools, parks and recreational facilities, ensuring a convenient and comfortable lifestyle.

Don't miss the opportunity to make 7 Europa Place your new home, where luxurious living meets tranquil waterfront views. Contact us today to arrange an inspection and experience the essence of waterfront living at its finest.

Disclaimer: The following information is provided solely for general informational purposes and should not be construed as professional advice. The details, descriptions, and specifications of the property advertised are believed to be accurate at the time of listing. However, the seller or their agents do not guarantee the accuracy or completeness of such information and shall not be held liable for any errors or omissions. All potential buyers are advised to conduct their own due diligence and seek independent professional advice before making any decisions.

Features

3 Toilets
1 Living Area
2 Open Spaces For Vehicles
Air Conditioning



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Principal - Lewis Holloway Property

M: 0499 955 442

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M: 0412 877 613

E: denise.lewis@smileelite.com

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