



## 21 Hanson Way, Dudley Park FOR SALE

\*\*\* OPEN CANCELLED \*\*\*

Nestled in the heart of Dudley Park, 21 Hanson Way is a timeless gem waiting for your personal touch. This 1984-built residence offers a spacious 189sqm of living space on a generous 759sqm block, providing an excellent canvas for you to create your dream home.

As you step inside, you'll discover the potential this property holds. The extra-large master bedroom boasts an ensuite and a walk-in robe, offering comfort and convenience. With three well-proportioned minor bedrooms, this property ensures comfortable living for families of all sizes.

The layout of this home is both functional and versatile. Step down into the classic formal lounge, a cosy space perfect for relaxing evenings and quiet moments. Adjacent, the formal dining area, which can also serve as a home office, overlooks an inviting alfresco space, providing a tranquil backdrop for your daily activities.

The galley-style kitchen offers functionality and convenience, overlooking the formal living area, complete with a log burner to keep you warm during cooler evenings.

A separate games area just off the main living space offers additional room for entertainment and relaxation.

Step outside to the large alfresco area, providing ample room for outdoor entertainment. Additionally, a substantial double powered shed, measuring approximately 6m x 6m, offers plenty of storage or workspace for your projects.

The large, reticulated gardens, serviced by mains water, offer plenty of room for green thumbs to create their own oasis. There's even potential to add a pool if desired. For those with multiple vehicles, a double carport, large side access and additional space to the front of the property provide space for all your family's needs.

Additional features of this property include solar electricity, evaporative air-conditioning for climate control, and room for a caravan, boat and multiple cars.

Dudley Park is an established suburb renowned for its beautiful parks. The Waterside Drive boat ramp is a short drive down the road for those who love to get out on the water. The



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Mandurah Forum Shopping Centre, the aquatic centre, public library, Mandurah's iconic foreshore precinct for cafes and restaurants, and schools are all within a convenient 2km radius.

Embrace the opportunity to put your personal stamp on this charming residence and transform it into your ideal family haven.

Buyer 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

2 Toilets

4 Open Spaces For Vehicles

### Land size

759.00 Sqm



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