



## 17 Anhinga Trail, DUDLEY PARK FOR SALE



### Motivated Seller's - New Price

This pocket of Dudley Park is well known among Mandurah locals for its scenic walkways through natural parklands and along the water's edge. Within close proximity to the Mandurah CBD, schools, transport and the lovely quiet atmosphere this suburb offers.

Perfectly located in a lovely quiet part of Dudley Park, this stylish 2008 home is ready to welcome its new owners with open arms. The flowing design features an open floorplan with an impressively sized kitchen bench. Boasting spacious open-plan living areas, including a dedicated theatre room. Cook up a storm in the chef's kitchen, with stainless steel appliances and an oversized benchtop. Evaporative air-conditioning also runs throughout the home, to ensure year-round comfort.

Three minor bedrooms are all double in size, with built-in robes and share the family bathroom, with a separate WC. The clever design means that the children's zone is away from both the master suite and main living areas, which is great news for families with young children who need their sleep.

Outside offers an alfresco area and plenty of lawn for the children and pets to play on. Front and rear reticulation coupled with easy-care garden beds, your gardens will be looking beautiful year-round with little maintenance! There is also a double garage.

- Large four bedroom, two bathroom home
- Open living/dining area, including a dedicated theatre room
- Chef's kitchen with stainless steel appliances
- Master suite with open ensuite, featuring a vanity plus separate w/c
- Huge walk-in robe in the master bedroom
- Covered outdoor alfresco
- Easy-care gardens with reticulation
- Walk to school, canals, natural walkways, estuary
- Close to Mandurah CBD, forum and transport

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it. All interested person/s should rely on their own inquiries.



**Jan Holloway**

Principal - Lewis Holloway Property

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**Features**

- 2 Toilets
- Built-In Robes
- 1 Ensuite
- 1 Living Area
- 1 Open Spaces For Vehicle
- Air Conditioning

**Land size**

490.00 Sqm



**Jan Holloway**

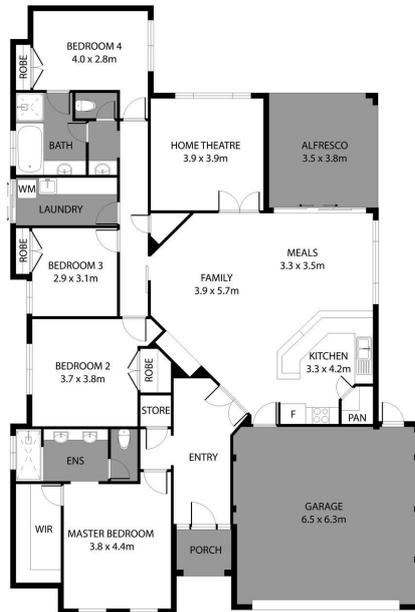
Principal - Lewis Holloway Property

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**LEWIS HOLLOWAY**  
PROPERTY

**17 Anhinga Trail, Dudley Park**



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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