



### 23 Anhinga Trail, DUDLEY PARK FOR SALE



**Invest Or Nest! Ready To Move In! A great 4 x 2 family home.**

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 much much more.

Perfectly located in a lovely and quiet part of Dudley Park, this 2008 home is built on 490 sqm allotment and is ready for you to move in. The flowing design features a spacious open family, dining, and kitchen floor plan. The island kitchen bench with stone tops is central to the area and overlooks the alfresco and gardens beyond. This main area is fitted with a split-system heating and cooling air conditioning unit to ensure year-round comfort.

The home also boasts a dedicated theatre room, again with a heating and cooling air conditioning system making your movie nights comfortable for the whole family.

The master bedroom, at the front of the house, is large in size and comprises an ensuite, boasting single vanity, single shower with glass screens and a toilet plus a large built-in robe.

The three minor bedrooms are at the rear of the property and are all queen in size. One with a built-in mirrored robe and two with double walk in robes. Two of the bedrooms have ceiling fans. All bedrooms share the family bathroom and a separate water closet. The design of the home means that the children's wing is away from both the master suite and the theatre room, which is great news for families with young children who need their sleep.

Outside offers a wooden decked alfresco area with surrounding beautiful trees to the rear and a lawned area and garden beds to the front of the property, all reticulated from mains. Your gardens will be looking beautiful year-round with little maintenance! There is also a double garage!

- Open living, dining area, including a dedicated theatre room
- Kitchen with stone benchtops, single stainless steel sink and provision for a dishwasher
- Master suite with separate ensuite, and large built-in robe
- Covered outdoor alfresco
- Easy-care gardens with reticulation
- Walk to school, canals, natural walkways, estuary



**Jan Holloway**  
Principal - Lewis Holloway Property  
M: 0499 955 442  
E: [jan.holloway@smileelite.com](mailto:jan.holloway@smileelite.com)

- 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.

### Features

2 Open Spaces For Vehicles

### Land size

490.00 Sqm



**Jan Holloway**

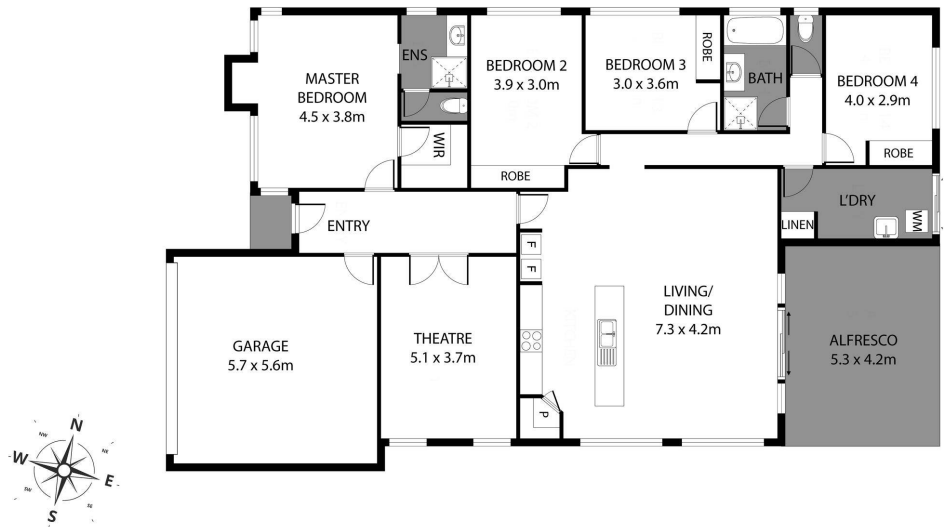
Principal - Lewis Holloway Property

**M:** 0499 955 442

**E:** [jan.holloway@smileelite.com](mailto:jan.holloway@smileelite.com)

**LEWIS HOLLOWAY**  
PROPERTY

23 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.

POWERED BY SMILE ELITE™  
PROUD PARTNERS WITH SYDNEY COUNTRY LIVING

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.