



### 8 Nookie St, Dudley Park FOR SALE



#### This Hampton-style cottage is indeed a rare find

This renovated Hampton-style cottage sits on an expansive 511sqm block, offering a perfect blend of classic charm and modern elegance. The exterior boasts a new roof and is surrounded by a quintessential white picket fence, adding to its timeless appeal.

As you approach the entrance, you're welcomed by a verandah that gracefully stretches around the house. This not only enhances the overall aesthetics but also provides a tranquil space to enjoy the surrounding beauty, as it overlooks adjacent parkland. The verandah becomes an extension of the living space, offering a serene spot for relaxation or entertaining guests.

Nestled in a prime position, this charming home graces a quiet and lovely pocket, directly across from the picturesque Harold Thompson Park and Dudley Park Bowling Club. Boasting a serene atmosphere, it is perfectly situated, offering both tranquility and convenience. Despite its peaceful surroundings, the residence is just a stone's throw away from the vibrant Foreshore and essential shopping facilities, making it an ideal location for those seeking the perfect blend of peaceful living and easy access to amenities. With such a desirable setting, this home presents an excellent investment opportunity in a sought-after locale.

#### Features

- 1 Toilet
- Floorboards
- 1 Living Area
- Fully Fenced
- Outside Entertaining Area
- Air Conditioning
- Split System A/C
- Split System Heating

#### Land size

511.00 Sqm

#### Estimated Rent

525 - 550



**Denise Lewis**

Principal - Lewis Holloway Property

**M:** 0412 877 613

**E:** denise.lewis@smileelite.com



**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](mailto:denise.lewis@smileelite.com)

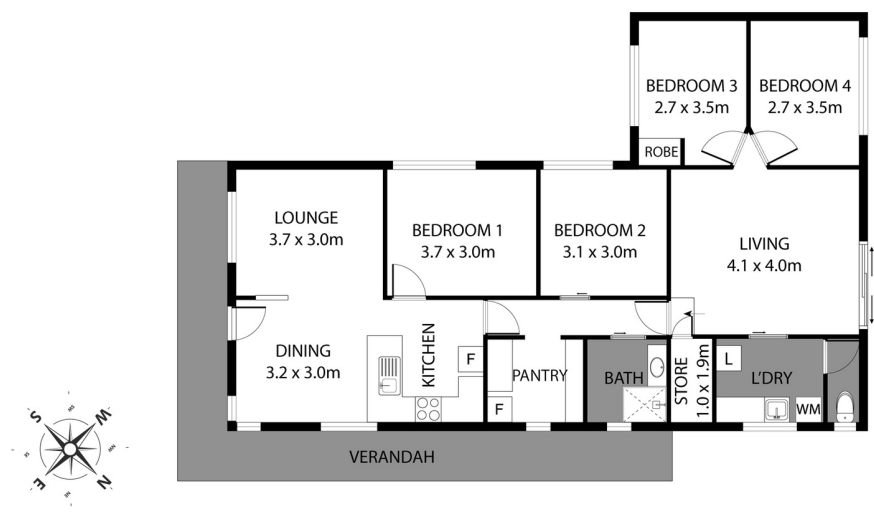


**Jan Holloway**

Principal - Lewis Holloway Property

**M:** 0499 955 442

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



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.