



## 20 Coquette Pass, Dudley Park FOR SALE



### HOME OPEN CANCELLED

Discover unparalleled luxury and comfort in this show-home standard four-bedroom residence, set on an expansive 632 sqm block. This exceptional property seamlessly blends elegance with functionality, offering the lifestyle upgrade you've been dreaming of.

Upon entry, you'll be enveloped in opulence, highlighted by soaring ceilings that enhance the sense of space and immaculate interiors that exude warmth and welcome. At the heart of the home lies a centrally located kitchen, featuring a scullery discreetly tucked away to keep preparation and mess out of sight. Whether you're an avid chef or simply enjoy family meals, this kitchen is designed to accommodate all your culinary aspirations.

Entertainment is a breeze with a dedicated theatre room and a spacious activity area, perfect for movie nights, game days, and family gatherings. Each of the three minor bedrooms is generously sized and equipped with built-in robes, while the expansive Master suite, situated at the rear, offers a serene retreat. The ensuite is bathed in natural light and boasts ample storage and bench space. Step out from the Master suite to your private five-person spa, ideal for relaxing after a long day. For a refreshing dip, enjoy your pristine below-ground swimming pool, perfect for creating cherished memories with family and friends.

#### Features:

- Soaring high ceilings throughout
- Advanced security camera system
- Electric roller shutters on all bedroom windows
- 5KW solar system
- Ducted reverse-cycle air conditioning
- Below-ground swimming pool
- Five-person spa
- Complete home water filtration system
- Low-maintenance living
- Spacious alfresco area with café blinds
- Poured limestone at the rear of the property

This exceptional home exemplifies the pinnacle of family living. Seize the opportunity to make this luxurious residence yours and embrace a lifestyle of unrivalled comfort. Your dream home



**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

awaits—contact us today to make it yours!

Close proximity to local Catholic and public schools, the estuary, Mandurah foreshore, and the shopping centre This is more than a house, it's a place where memories are made. Move into a community-focused neighbourhood, just minutes from Mandurah's foreshore and make Dudley Park your home sweet home. Don't miss the opportunity to call 20 Coquette Pass, Dudley Park your home.

### Features

Solar Panels  
2 Toilets  
Built-In Robes  
Dishwasher  
1 Ensuite  
2 Living Areas  
Study  
Fully Fenced  
Inground Pool  
Outside Entertaining Area  
Outside Spa  
Patio  
Remote Garage Door  
Secure Parking  
Shed  
Air Conditioning  
Ducted Cooling  
Ducted Heating

### Land size

632.00 Sqm



**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.