



10A Anhinga Trail, Dudley Park

## Perfectly Positioned Home Close to Parks, Schools & Waterfront.

UNFURNISHED | 2x1 in prime location.




Discover the perfect blend of style, privacy, and convenience in this stunning dual-key home, ideally located close to the Peel Inlet, parks, and local schools including Mandurah Catholic College (primary and high school) and Coodanup Community Public High School.

Designed with comfort and practicality in mind, the home features split system air-conditioning for year-round heating and cooling, built-in robes in all bedrooms, and easy-care tiled floors in the living areas with soft carpet in the bedrooms.

The modern kitchen boasts quality stone benchtops, stainless steel appliances, and a dishwasher, making mealtime a breeze.

Enjoy outdoor living with an undercover alfresco area perfect for entertaining or relaxing.

Additional features include a shared undercover garage with auto remotes and a common entry area that ensures complete privacy and security, making this home ideal for families or multi-generational

2  1  1 

### FOR RENT

Please Call

### AGENTS

Emma Ewart  
emma.ewart@ljhpxp.com.au

### AGENCY

LJ Hooker Mandurah  
(08) 9586 5555

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

living.

- Split system air-conditioning for heating & cooling included.
- Kitchen with stone benches, quality stainless steel appliances & dishwasher.
- Built in robes to the bedrooms
- Easy care tiled floors in living area with carpet in bedrooms.
- Undercover alfresco for entertaining.
- Shared undercover garage with auto remotes.
- Common entry area to ensure complete privacy AND security.

Available December 8th.

To view the property, please ensure you register online.

- **\*\*Please note the lessor makes no representations about the availability of CTV/Alarms, telephone lines, internet lines or any other communications services to the premises. The tenant must make their own enquiries regarding the availability, cost and/or installation of those services.**

Own your own investment property? If you are looking for property management services, we would love to hear from you. Contact our office on 9586 5555 or [hello.south@ljhpxp.com.au](mailto:hello.south@ljhpxp.com.au) for a no-obligation and confidential conversation.

A direct link to our online application will be sent via SMS after viewing attended.

- Please note we do NOT accept 1Form applications\*

PLEASE READ - Important information regarding viewings.

To arrange a viewing please click the "Contact Agent" button or the "Book Inspection" button and you will be sent an instant reply to register for the scheduled viewing/s

To be notified of viewing changes and cancellations, please register your details as above for the viewing. Notifications will not be sent if you are not registered.

- **Information Disclaimer:** This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries about the information included in this document. LJ Hooker Property Experience South provides this document without any express or implied warranty as to its accuracy or currency. LJ Hooker Property Experience South accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client.

## MORE DETAILS

Property ID	4SEMFF2
Property Type	House
Including	Ensuite
	Toilets (1)

### Emma Ewart

Inspection Officer | [emma.ewart@ljhpxp.com.au](mailto:emma.ewart@ljhpxp.com.au)

### LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210  
[mandurah.ljhooker.com.au](http://mandurah.ljhooker.com.au) | [hello.south@ljhpxp.com.au](mailto:hello.south@ljhpxp.com.au)

