



14 Nellie Green, Dudley Park

Space, Flexibility & Family Living in the Heart of Dudley Park

4 Bedrooms | 2 Bathrooms | 2 Car Garage | 558m² Block | Approx. 203m² Living

If space, flexibility and multiple living areas are high on your wish list, 14 Nellie Green, Dudley Park deserves your attention.

Designed with family living in mind, this well-proportioned home offers something that is increasingly hard to find - two generously sized additional living areas positioned directly off the main family zone, both of which can be closed off when required. Whether you need a home theatre, children's retreat, home office, games room or simply somewhere to escape, these versatile spaces give the home an extra level of functionality.

At the centre of the home is a spacious kitchen overlooking the open-plan dining and family living area. The kitchen features plenty of bench space, a five-burner gas cooktop, electric oven and spacious pantry, making it a practical hub for busy family life and entertaining.

The king-sized master suite is privately positioned away from the minor bedrooms and includes a large built-in robe, split-system air

4 2 2

FOR SALE
\$875,000 All Offers Presented

VIEW
By Appointment

AGENTS

Karen Watson
0419 950 203
kwatson.mandurah@ljhooker.com.au

Ian Watson
0428 887 599
iwatson.mandurah@ljhooker.com.au

AGENCY

LJ Hooker Mandurah
(08) 9586 5555

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conditioning and a generous ensuite with an oversized shower.

Three additional queen-sized bedrooms, all with built-in robes, are serviced by a family bathroom with a separate bath and shower.

Outside, the undercover alfresco area provides an ideal space for entertaining while the 558m² block offers plenty of room for children and pets to enjoy. The backyard features established garden beds, reticulated gardens, lawn and a garden shed.

Why you'll love the flexibility:

Two large additional living areas directly off the main family zone

Both areas can be closed off when required

Perfect for a theatre room, games room, children's activity area, home office or guest space

Spacious open-plan kitchen, dining and family living

King-sized master bedroom with ensuite and walk-in robe

Three generous additional bedrooms with built-in robes

Under-main-roof alfresco entertaining

Easy-care, established backyard

Double lock-up garage

Additional Features

558m² block

Approximately 203m² of living

Double garage approximately 6m x 6.5m

Solar panels

Gas storage hot water system

Split-system air conditioning to master, family living and one additional living area

Spacious laundry with walk-in linen storage

Reticulated lawns and gardens

Established garden beds and garden shed

Attractive frontage with excellent street appeal

Whether you're a growing family needing room to spread out, a couple wanting flexible living spaces, or an investor looking for a well-designed property in Dudley Park, this home offers space, separation and versatility without compromising on everyday living.

The two additional living areas are a standout feature and need to be seen to be appreciated.

Come and experience the space and flexibility for yourself - this could be the family home you've been waiting for.

Water Rates: \$1,640 approx.

Shire Rates: \$2,462 approx.

Rent Appraisal: \$650 - \$700pw

Contact Karen or Ian Watson today to arrange your private viewing.

Karen Watson —0419 950 203

Ian Watson —0428 887 599

LJ Hooker Property Experience South

Servicing the Mandurah and Peel Regions.

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MORE DETAILS

Property ID	4TQ9FF2
Property Type	House
House Size	203 m2
Land Area	558 m2

Karen Watson 0419 950 203

Sales Executive | kwatson.mandurah@ljhooker.com.au

Ian Watson 0428 887 599

Sales Executive | iwatson.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | hello.south@ljhxp.com.au





TOTAL: 195 m2

1st floor: 195 m2

EXCLUDED AREAS: GARAGE: 31 m2, PORCH: 8 m2, COVERED PATIO: 32 m2,
WALLS: 12 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.