



17 Nankeen Approach, Dudley Park

Spacious Family Home In a Beautiful Estate of Mariners Cove




"Welcome to 17 Nankeen Approach, located in the highly sought-after and prestigious Mariners Cove Estate. If home open times do not suit your busy schedule call John Ball to arrange a Private Viewing 0418 396 056

If you're looking for a spacious, well-presented 4-bedroom, 2-bathroom home that's move-in ready, freshly painted, and fitted with brand-new carpets in the three minor bedrooms and theatre room, then this property is for you.

Set opposite a beautiful park, this home offers excellent street appeal along with extra parking for a caravan or boat, a double driveway, and a double garage.

Inside, the main bedroom features a split-system air conditioner, walk-in robe, and a private ensuite complete with shower and toilet.

The heart of the home is the large kitchen, overlooking a very spacious open-plan living area. The kitchen includes a gas stovetop,

4  2  4 

FOR SALE

Offers Over \$799,000

AGENTS

John Ball

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AGENCY

LJ Hooker Mandurah

(08) 9586 5555

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electric oven, dishwasher, twin sinks, a large recess for a double-door fridge, and a walk-in pantry. The open-plan living area also includes its own split-system air conditioner for year-round comfort.

The three additional bedrooms are generously sized-one with a built-in robe and the other two with walk-in robes. You'll also find a large laundry with outdoor access, a second bathroom with shower and bathtub, plus a separate second toilet...

The home is fitted with plantation blinds throughout most areas, with sheers and blinds in the open-plan living space that leads out to a low-maintenance backyard featuring an alfresco area and artificial lawn, which is also carried through to the front garden...

This home combines space, comfort, and style in an unbeatable location. Don't miss your opportunity to secure a property in one of the area's most desirable estates."

Extra Key Features,

- Garage has a rear roller door so you can park a camper trailer, garden trailer or even a jet ski,
- Showers havent just been regouted they have been epoxy selaed which is longer lasting and more durable
- Fresh new Carpets
- Low maintenace gardens
- Council rates approx \$2385 per annum
- Water rates approx \$1580 per annum
- Living space 203m2
- Block size 504m2
- Build 2006

"I'm John Ball from LJ Hooker Property Experience South, Homes of this calibre in Mariners Cove don't come up often - so don't miss your chance to make 17 Nankeen Approach your new address.

MORE DETAILS

Property ID	4SDXFF2
Property Type	House
House Size	207 m2
Land Area	504 m2

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