



23 Encourage Loop, Dudley Park

## 2016 3x2 in a Brilliant Location

- 3x2x2
- Superb first-time buyers' opportunity
- 201m<sup>2</sup> low maintenance lot
- Built 2016
- Green title plan
- Private and established street
- Close to Mariners Cove canals, foreshore & train station

### Location Location Location




This compact yet oh so lovely property would suit many buyers including empty nesters, down sizers, first home buyers, investors, holiday makers and more.

Enjoy this 3-bedroom, 2 bathroom inviting home with double garage on a 201sqm block set in a brilliant location.

Only about 200m to a quality school, a short walk to the 'Creery Wetlands' reserve, marina, canal homes, close to boat ramps, Mandurah Centro Shopping Centre, cinema restaurants cafes, entertainment and much more.

### Features:

- 3 bedrooms

3  2  2 

### FOR SALE

Best Offer Over \$665,000

### AGENTS

Tony Dos Santos

0466 550 512

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### 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**

- Private Master en suite with walk in robe and new carpet
- Two secondary bedrooms with built in robes
- 2 bathrooms
- Separate Laundry.
- Double garage with shoppers' entry & security door
- Low maintenance small garden to the verge .
- Kitchen with double sink, gas cook top multi-functional oven, dishwasher & separate pantry.
- Reverse cycle split air conditioning
- Vertical blinds, light and bright.

Property is vacant, so quick settlement possible

## MORE DETAILS

Property ID	4SHGFF2
Property Type	House
Land Area	201 m2
Including	Ensuite Air Conditioning Toilets (2) Built-in-Robes Fully Fenced

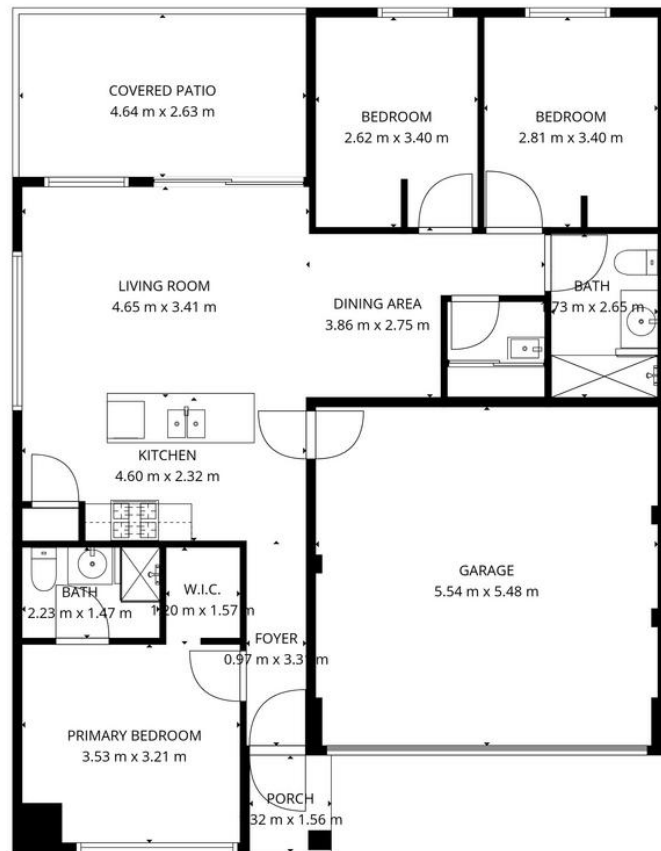
**Tony Dos Santos 0466 550 512**

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**LJ Hooker Mandurah (08) 9586 5555**

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**TOTAL: 82 m2**

1st floor: 82 m2

EXCLUDED AREAS: GARAGE: 30 m2, PORCH: 2 m2, COVERED PATIO: 12 m2,  
WALLS: 9 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.