



## Dudley Park, 38 Churchill Avenue

Open Home Cancelled - Under Offer! - 3B Home + Adjoining 1-Bedroom Granny Flat

If you are searching for a property brimming with potential, this one is a must-see! Situated on a prime 747m<sup>2</sup> R40-zoned block, this versatile home offers a main house plus a granny flat which is attached to the main dwelling, making it ideal for extended family living, teenager retreat or future development. A good-sized backyard perfect for a keen gardener, for kids to play and families to enjoy barbecue with loved ones.

Main House Features:

- \*3 spacious bedrooms
- \*1 Bathroom
- \*Wooden flooring
- \*Formal living area with two ceiling fans
- \*Separate laundry
- \*Modern kitchen



**For Sale**  
Offers Over \$595,000

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[ljhooker.com.au/4R04FF2](http://ljhooker.com.au/4R04FF2)

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

**Disclaimer:** 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.

\*Lock-up garage

Adjoining Granny Flat Features:

\*1 Bedroom

\*1 Bathroom

\*Kitchenette

\*Reverse-cycle air conditioning

Additional Details:

\*Block Size: 747m2

\*Floor Area: 173m2 (approx.)

\*Zoning: R40 (check the development potential- subject to council approval)

\*Council Rates: Approx. \$2,200 p.a.

\*Water Rates: Approx. \$1,300 p.a.

\*Rental Appraisal: \$560 to \$600pw

Located within a short distance of Mandurah Forum Shopping Centre, Soldiers Cove walking trails, and the vibrant Mandurah Foreshore, this property is perfect for families, investors, or developers looking to capitalize on its potential.

Don't miss out! Call TODAY for more details.

Disclaimer: Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Gopika Kaku and LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.

## More About this Property

**Property ID** 4R04FF2

**Property Type** House

**Gopika Kaku 0493 530 809**

Sales Executive | [gkaku.mandurah@ljhooker.com.au](mailto:gkaku.mandurah@ljhooker.com.au)

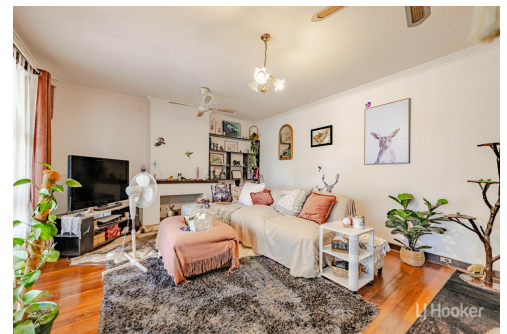
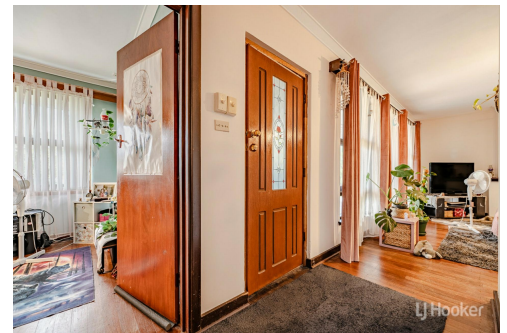
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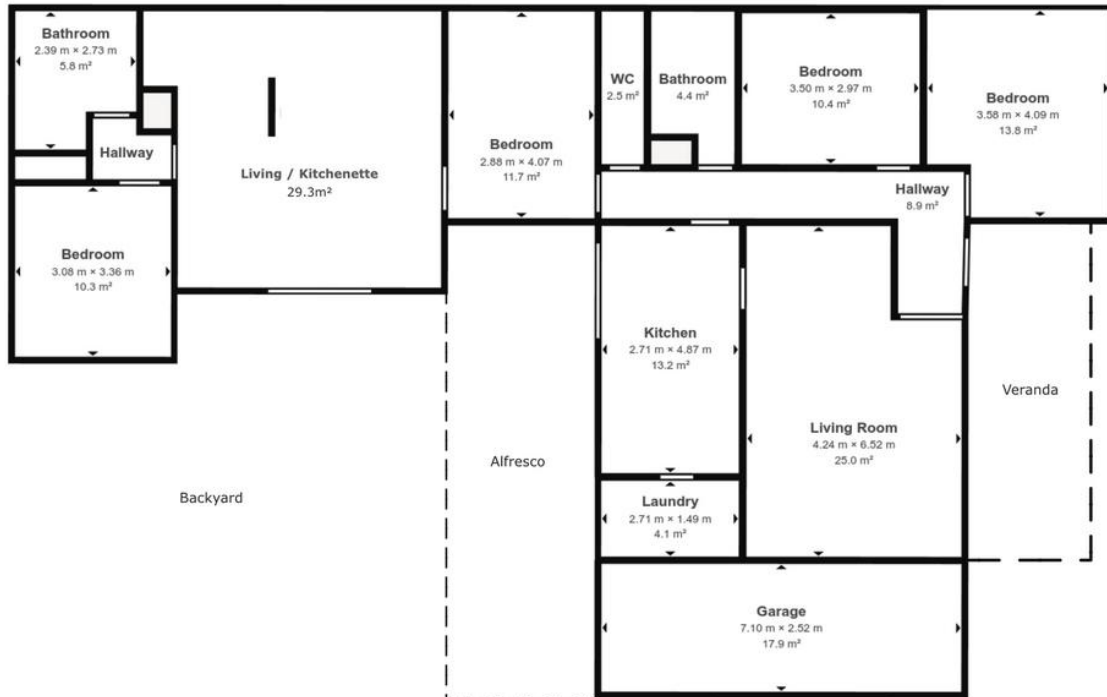
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# 38 Churchill Avenue, Dudley Park

block size 747m<sup>2</sup> | building 173m<sup>2</sup> | 3 x  1 x  1 x 



Gopika Kaku | 0493 530 809



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\*scale in metres. Dimensions are approximate. All information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquirers.

Visit 3D space on  
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