



Dudley Park, 4 Wardell Loop

Great Investment Opportunity, Great Location



Welcome to 4 Wardell Loop Dudley Park this property is currently tenanted until 05/09/2025 @\$670 per week.

For Sale
Offers Over \$689,000

View
ljhooker.com.au/4QWMFF2

"Starting with the master bedroom, you'll find a spacious retreat featuring a ceiling fan and a large walk-in robe, ensuring you have plenty of storage space. The ensuite is well-equipped with a shower and toilet, offering both comfort and privacy. Bedrooms 2, 3, and 4 are equally impressive, each with built-in robes and ceiling fans to keep you cool year-round."

Contact
John Ball
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"The heart of the home is the open-plan living area, perfect for entertaining and everyday living. The lounge room features a split system air conditioner for year-round comfort, while the inviting wood fire in the living area adds a cozy touch during the cooler months. A sunken family room provides an additional space for relaxation, with ample room for everyone."



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.

"The kitchen is ideal for family meals and entertaining, featuring a 4-burner gas stove top, electric oven, and a dishwasher for easy clean-up. Plus, the home is equipped with ducted evaporative air conditioning, keeping the entire house cool and comfortable on those warm summer days."

"Outside, the large gable pergola area is perfect for entertaining guests or enjoying a quiet afternoon. The double garage provides secure parking, and there's an additional third garage with extra height, ideal for storing a boat or caravan."

"For those who need space for hobbies or storage, the property also includes a large workshop-approximately 6 meters by 12 meters-offering plenty of room for DIY projects, tools, or extra storage."

"If you're looking for a home that offers space, comfort, and versatility, this property has it all! I'd love to arrange a private tour so you can see everything for yourself. Call me at [phone number] or email me at [email address] to schedule a viewing. Don't wait-this property won't last long!"

Living Space is 140m2

Block Size 757m2

Council Rates approx \$2200 per annum

Water Rates approx \$1450 per annum

"Thanks for your time, and I look forward to showing you your new home soon!"

More About this Property

Property ID	4QWMFF2
Property Type	House
Land Area	757 m2
Including	Ensuite

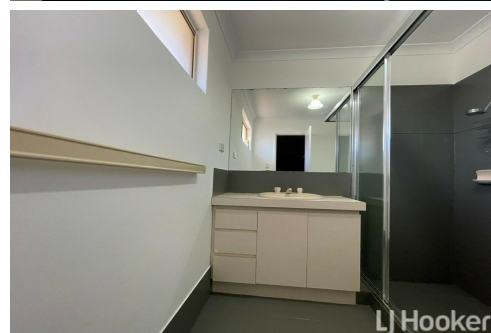
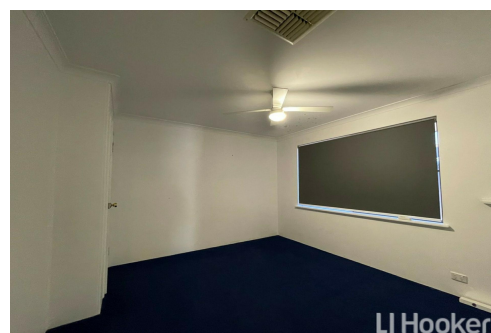
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