







7 Kooljack Street, Dudley Park

Renovated Comfort, Energy Savings and Room for All the Extras!

3 Bedrooms | 1 Bathroom | 2 Carports | 809sqm Block | Solar Panels & 20kWh Battery | Large Workshop

Looking for a home that offers generous living, modern renovations, plenty of space for the boat or caravan and the added benefit of potentially significant savings on your electricity bills?

Welcome to 7 Kooljack Street, Dudley Park, where comfortable family living meets practicality, energy efficiency and room for all the extras.

Set on a generous 809sqm block, this well-presented home offers an appealing combination of renovated interiors, spacious outdoor entertaining, excellent vehicle access and a substantial workshop, all within easy reach of Mandurah's shopping, schools, waterways and lifestyle attractions.

Solar Power and Battery Storage —Helping Keep Electricity Bills Down.

3 1 2

FOR SALE
End Date Sale - All Offers Presented 01/12/2026

VIEW
Sat 21st Nov @ 10:30AM - 11:00AM

AGENTS

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One of the standout features of this property is its solar panel system combined with a substantial 20kWh battery, offering a real advantage for buyers looking to reduce their ongoing household expenses.

Rather than relying entirely on electricity from the grid, the solar panels generate power during daylight hours, while the battery can store excess energy for use later in the day or evening.

This combination has the potential to significantly reduce electricity bills, making everyday living more economical while providing greater control over household energy consumption.

With electricity costs an important consideration for many households, having an established solar and battery system already installed is a valuable addition that could deliver savings for years to come.

Spacious Living with Character and Comfort

From the street, the attractive stone-clad elevation creates a welcoming first impression, while the wide 4-metre gated side access immediately hints at the versatility this property offers.

Step inside and you'll discover a generous front lounge with soaring vaulted ceilings, abundant natural light and split-system reverse-cycle air conditioning. The impressive ceiling height creates a wonderful sense of space, making this an inviting area to relax with family or entertain friends.

The adjoining dining area connects with the beautifully renovated kitchen, updated in 2020 to provide a practical and attractive space for everyday living. Featuring stone benchtops, overhead cabinetry, pot drawers, stainless-steel appliances, a canopy rangehood and dishwasher, the kitchen offers excellent storage and preparation space while enjoying a convenient connection to the meals area and outdoor entertaining zone.

Comfortable Bedrooms and Modern Renovations

Accommodation comprises three generously proportioned bedrooms, providing plenty of room for families, couples or visiting guests.

The king-sized main bedroom features built-in robes, its own split-system air conditioning and plenty of natural light, creating a comfortable retreat. Bedrooms two and three are both queen-sized and include built-in robes.

The renovated family bathroom combines style with practicality, featuring modern tiling, a stone benchtop, glass shower screen and full-sized bathtub.

A renovated laundry with a matching stone benchtop adds another welcome modern touch.
Outdoor Entertaining, Side Access and a Serious Shed.

If you enjoy spending time outdoors or need somewhere to accommodate your vehicles, hobbies and recreational equipment, this property has plenty to offer. The generous, covered patio provides an excellent setting for weekend barbecues, family celebrations or simply relaxing with friends. Established gardens and lawn areas create an inviting outdoor environment, with room for children and pets to enjoy.

For boating enthusiasts, caravan owners, tradespeople or those who simply appreciate extra storage, the 4-metre gated side access is a particularly appealing feature. Providing convenient access to the rear of the property, it leads to a substantial 6m x 6m shed/workshop, ideal for projects, equipment storage or accommodating additional

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vehicles, subject to dimensions and access requirements.

Two good-sized carports provide further undercover parking. Whether you're looking for somewhere to park the caravan between adventures, store the boat after a day on the estuary or enjoy a dedicated workshop, this property offers the space and flexibility to suit.

Property Highlights

" Solar panels and substantial 20kWh battery —helping reduce reliance on grid electricity and potentially delivering significant savings on power bills
- Generous 809sqm block with established gardens and lawns
- Attractive stone-clad front elevation
- Spacious front lounge with vaulted ceilings
- Renovated kitchen (2020) with stone benchtops and modern appliances
- Three generous bedrooms, all with built-in robes
- King-sized main bedroom with split-system air conditioning
- Renovated bathroom and laundry with stone benchtops
- Reverse-cycle split-system air conditioning
- Gas instantaneous hot water system
- Bore reticulation to help maintain the gardens
- Generous covered outdoor entertaining area
- Wide 4-metre gated side access
- Substantial 6m x 6m shed/workshop
- Two good-sized carports

Excellent space for boats, caravans, trailers and additional vehicles
A Convenient Location Close to Everything Mandurah Has to Offer
Positioned directly opposite the local primary school, approximately 650 metres from the local bowls club and only a short drive from Mandurah Forum and the Mandurah Foreshore, this property offers convenience alongside its generous space.

Enjoy easy access to shopping, cafés, restaurants, medical facilities and recreational attractions, while Mandurah's beautiful waterways provide endless opportunities for boating, fishing, crabbing and enjoying the outdoors. With the Peel-Harvey Estuary and Mandurah's coastal attractions nearby, it's a location that makes the most of the relaxed lifestyle this region is known for.

A Smart Choice for Homeowners and Investors

Whether you're a growing family wanting more room, a downsizer who isn't ready to give up the caravan or workshop, or a buyer looking to minimise ongoing household expenses, 7 Kooljack Street offers an appealing package.

Investors may also appreciate the property's versatility, established improvements and rental potential, with a current rental appraisal of approximately $580—$620 per week.

With its combination of modern renovations, generous land, excellent side access, substantial shedding and the added financial benefits of solar power and battery storage, this is a home that deserves serious consideration.

Enjoy the space you want, the lifestyle you love and the potential for lower electricity bills —all at 7 Kooljack Street, Dudley Park.

Karen Watson - 0419 950 203
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LJ Hooker Property Experience South
Proudly servicing Mandurah and the Peel Region.

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MORE DETAILS

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Property Type	House

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TOTAL: 97 m2
1st floor: 97 m2
EXCLUDED AREAS: CARPORT: 54 m2, PORCH: 11 m2, COVERED PATIO: 53 m2,
PATIO: 18 m2, WALLS: 7 m2

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

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