



Dudley Park, 74A Leslie Street

Downsizer Delight, First Home Buyer Opportunity, Great Location

"Welcome to 74A Leslie Street, Dudley Park, a stunning 3-bedroom, 2-bathroom home that perfectly combines modern living with exceptional comfort. Situated on a 415m² block and built in 2007 by Highbury Homes, this property offers the ideal family lifestyle being only 370 meters (approx) to the estuary and only 900 meters (approx) to town which has amenities such as Woolworths, Chemist, Coffee Shops, Post Office and alot more to many to list,

"Step through the impressive double front doors and discover 153m² of beautifully designed living space." "Enjoy spacious, open-plan living with elegant bamboo flooring and a welcoming atmosphere. The living area flows seamlessly into the meals or study space, creating a versatile environment perfect for family gatherings or quiet relaxation."

"At the heart of the home is the chef-inspired kitchen, featuring a 5-burner gas stove top,

3 2 2

For Sale
Offers Over \$599,000

View
ljhooker.com.au/4QP7FF2

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(08) 9586 5555

electric oven, twin sink, and plumbing for your fridge and dishwasher. Whether you're preparing a gourmet meal or a quick snack, this kitchen has you covered."

"Relax and unwind in your own private theatre room, complete with a gas bayonet for added comfort during cooler months."

"Retreat to the luxurious main bedroom, complete with a walk-in robe and a stunning ensuite. Indulge in a spa bath, enjoy the convenience of a separate shower and toilet, and stay warm with a heated towel rail."

"Two additional spacious bedrooms, both featuring built-in robes, are perfect for family or guests. The second bathroom offers both a shower and a bath, and there's a convenient second toilet."

"Practicality meets style with a laundry featuring ample storage, and a fantastic outdoor alfresco area, ideal for entertaining or enjoying a quiet evening."

"Access the backyard through the rear roller door of your double garage, which also offers extra storage space. The property is fully reticulated, keeping your gardens lush year-round."

"Stay comfortable with a ducted air-conditioning system throughout the home. The outdoor area also features a gas bayonet for your BBQ, and the instantaneous gas hot water system ensures you'll never run out of hot water."

" Council Rates approx \$2119.75 per annum

" Water Rates approx \$994 per annum

" Rent potential approx \$580 to \$640 per week

"74A Leslie Street offers the perfect blend of style, comfort, and convenience. With its modern amenities and family-friendly design, this home won't last long.

"Call now to make 74A Leslie Street your new home!"

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More About this Property

Property ID	4QP7FF2
Property Type	House
Land Area	415 m ²
Including	Toilets (2)

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