

Dudley Park, 74B Leslie Street

Great Location, Great for the Downsizer or First Home Buyer

3 2 2

For Sale
Offers Over \$599,000

View
By Appointment

Contact
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"Welcome to 74B Leslie Street, Dudley Park, a stunning 3-bedroom, 2-bathroom home that perfectly combines modern living with exceptional comfort. Situated on a 335m² block and built in 2010 by Port Bouvard 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 inside and discover 153m² of beautifully designed living space." "Enjoy spacious, open-plan living with a welcoming atmosphere. The living area flows seamlessly into the meals and open plan creating a versatile environment perfect for family gatherings or quiet relaxation."

"At the heart of the home is the chef-inspired kitchen, featuring a 4-burner gas stove top,



LJ Hooker Mandurah
(08) 9586 5555

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electric, and plumbing for your fridge. 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, enjoy the convenience of a separate shower and toilet,

"Two additional spacious bedrooms, both featuring built-in robes, are perfect for family or guests. The second bathroom offers both a shower and a spa 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 open plan sliding doors 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 \$2000 per annum

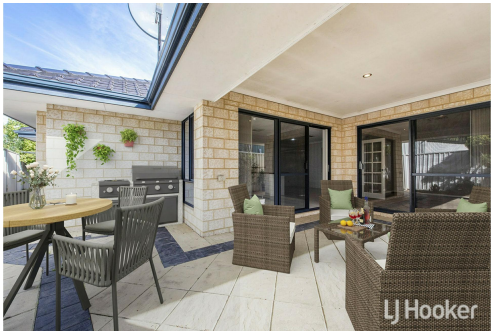
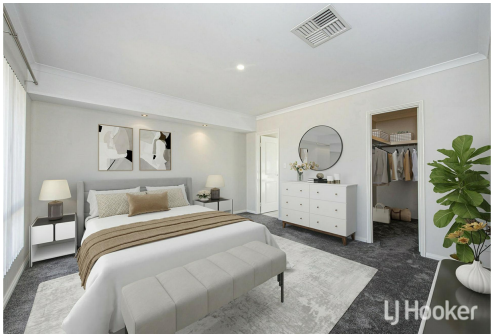
" Water Rates approx \$1380 per annum

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

"74B 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 74B Leslie Street your new home!"

Disclaimer: Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only.



More About this Property

Property ID	4RKDF2
Property Type	House
Including	Toilets (2)

John Ball 0418 396 056
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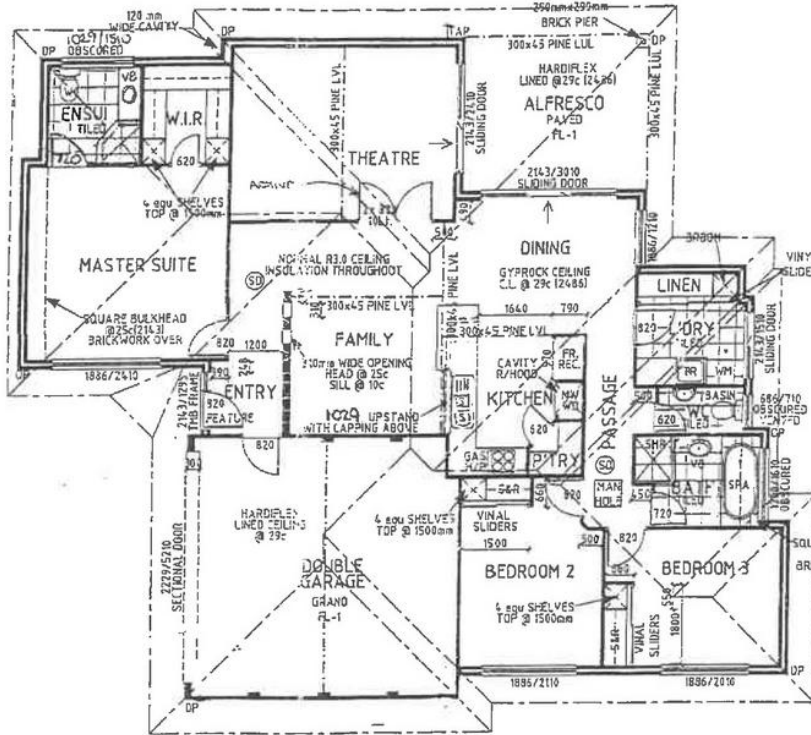
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FLOOR PLAN (RIGHT HAND UNIT)
SCALE 1:100

AREAS	
HOUSE	152.50 sqm
ALFRESCO	13.94 sqm
GARAGE	35.78 sqm
TOTAL	200.61 sqm

17390	OVERALL									
500	6300	5610	5100	2200	300	600	500			
400	490	1510	2000	5490	500	3010	690	2200	300	600
230	6400	390	1200	180	7660	90	7410	230	900	
230	6400	390		4940	130	4010	90	2110	230	1220
600	230	2010	130	1900	90	4940	230	3810	790	3420
		ENSUITE	W.I.R.		THEATRE		ALFRESCO		PIER	

14490	OVERALL									
5989	1510	7900	4790	4790	230	230	230	230	230	230
390	490	100	4790	4790	230	230	230	230	230	230
190	490	100	4790	4790	230	230	230	230	230	230
190	490	100	4790	4790	230	230	230	230	230	230
190	490	100	4790	4790	230	230	230	230	230	230
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190	490	100	4790	4790	230	230	230	230	230	230



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190	490	100	4790	4790	230	230	230	230	230	230
190	490	100	4790	4790	230	230	230	230	230	230

3800	5100	90	3140	90	3940	230	
	GARAGE		BEDROOM 2		BEDROOM 3		
3800	5100	90	1690	90	1150	90	1040
	GARAGE		KITCHEN		PANTRY		PASS
4100	230	1530	510	6530	90	1540	90
	ENTRY		FAMILY & KITCHEN		PASSAGE		WC
790	2410	600	5190	500	2110	1820	2010
3800	6190				7430	890	
17390	OVERALL						

AMENDED
CITY OF MANDURAH
Amended report in terms of Council Building (House and
garage) with all relevant data, including the new data.
Date 24 JUN 2009 File No 77069