



Dudley Park, 1/6 Churchill Avenue

Location, Location Low Maintenance

3 2 1

For Sale

Offers Over \$479,000

View

ljhooker.com.au/4QF2FF2

Contact

John Ball

0418 396 056

jball.mandurah@ljhooker.com.au

Welcome to 1/6 Churchill Avenue Dudley Park, this spacious 3 bedroom, 2 bathroom home will suit the 1st home buyer, investor or down sizer,

Key features of this property,

- Kitchen with 4 burner gas stove top, twin sink, electric oven and pantry cupboard,
- Laundry with linen cupboard
- Open Plan living with lounge and dining area, split system air conditioner and gas bayonet
- Main bedroom with 3 door mirrored built in robes
- Ensuite with shower and toilet
- Bedroom 2 single built in robe
- Bedroom 3 2 door mirrored built in robe
- Bathroom 2 has shower and separate bath
- Single lock up garage
- Rear storeroom



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.

- Gas storage hot water system
- Nice front courtyard
- Low maintenance rear garden,
- Strata fees approx \$355.70 per quarter
- Land size 259m2
- Living space 118m2
- Build 2004
- Water rates approx \$1331.09 per annum
- Council Rates approx \$1935 per week
- Currently tenanted @\$355 per week and is on a periodic lease

Close to public transport and all amenities approx only 700 metres to the mandurah foreshore and cafe strip.

More About this Property

| | |
|---------------|---------|
| Property ID | 4QF2FF2 |
| Property Type | House |

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Property Consultant | jball.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | reception2.mandurah@ljhooker.com.au



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