

2/10 Creery Street, Dudley Park

Coastal Charm & Convenience — Walk to Mandurah's Stunning Estuary and Cafe Strip.

Welcome to this charming 2-bedroom, 1-bathroom unit nestled at the front of a small, peaceful complex of just seven in sought-after Dudley Park. Offering the perfect blend of lifestyle, convenience, and investment potential, this property is just 300m from the Mandurah Estuary and Foreshore—a stunning location where you can enjoy picturesque walks along the waterfront, spot dolphins, and soak in the natural beauty of Mandurah's iconic waterways.

The open-plan lounge and dining area connects seamlessly to the kitchen. Both bedrooms are well-sized, perfect for your own secluded retreat.

Enjoy year-round comfort with a reverse cycle air-conditioner, and a evaporative unit.

This home is an excellent opportunity for investors, first-home buyers, FIFO workers, or downsizers looking for an affordable, low-maintenance lifestyle in an unbeatable location. Forget the car—you're just a short stroll from Mandurah's vibrant town centre, cafes, shops,

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FOR SALE

Offer Overs \$419,000

AGENTS

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AGENCY

LJ Hooker Mandurah
(08) 9586 5555

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.

 **LJ Hooker**

and entertainment!

Key Features:

- " 2 Bedrooms, 1 Bathroom —Spacious and well-appointed
- " Comfortable year-round —Reverse cycle air-conditioning & evaporative
- " Private courtyard—Perfect for relaxation and outdoor entertaining
- " Unbeatable location —300m to the estuary, scenic walks, and vibrant town centre

Investors Note:

Rental estimate: \$450-\$500/week
Strata Fees: \$590 per quarter
Council Rates: \$1,774 approx. per annum
Water Rates: \$1,052 approx. per annum
Currently tenanted until the 12/01/26

Whether you're looking to invest, renovate, or move in and enjoy, this property is packed with potential and lifestyle appeal. Don't miss your chance to secure this affordable gem in a prime Mandurah location!

Disclaimer:

Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and rely on their own personal judgment about the information included in this advertisement. LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4S4WFF2
Property Type	Unit
House Size	77 m2
Land Area	78 m2
Including	Toilets (1)

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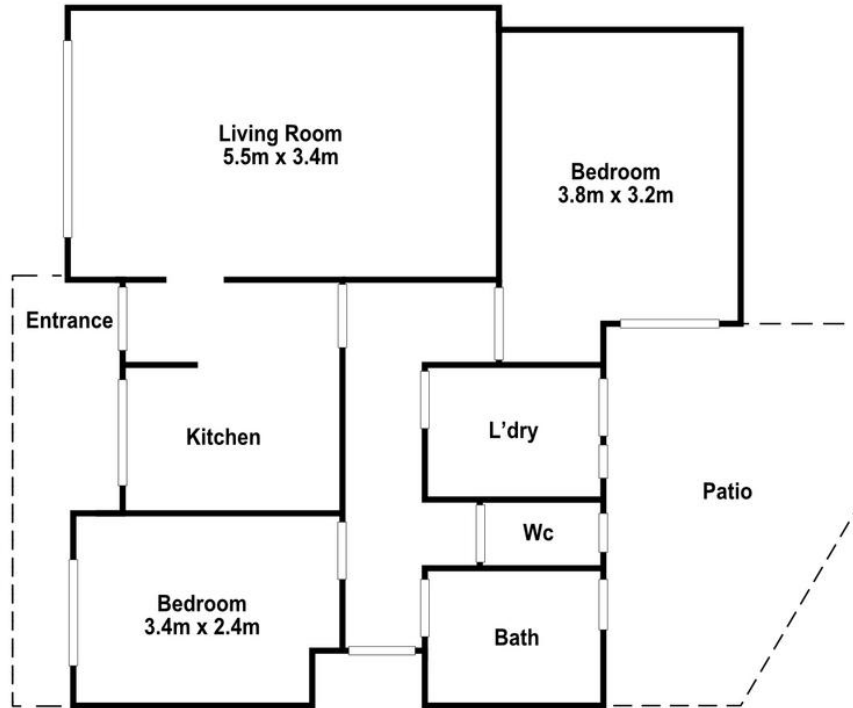


2/10 Creery St, Dudley Park

building 77m² | 2 x  1 x  1 x 

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*scale in metres. dimensions are approximate. all information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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