



2/21 Leslie Street, Dudley Park

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## Fist Home Buyer, Investor or Down sizer

Welcome to 2/21 Leslie Street, Dudley Park - a fantastic location just approximately 100 metres from the beautiful Mandurah Estuary and only moments from the town's key amenities. Enjoy easy access to the post office, coffee shops, Woolworths, chemist, and so much more, all right at your doorstep.

This well-presented 2-bedroom, 1-bathroom unit offers comfortable and low-maintenance living. The modern kitchen is equipped with an electric oven, stovetop, dual sink, and a convenient dual-drawer dishwasher, making everyday living and entertaining a breeze.

The lounge room provides a welcoming space to relax, complete with a split system air conditioner, while ducted evaporative air conditioning ensures comfort throughout the home. The bathroom has been nicely renovated, adding a fresh and contemporary touch.

Step outside to your private courtyard - perfect for enjoying some quiet time or entertaining guests in a low-maintenance setting. Property also comes with a single carport.

Whether you're a downsizer, first home buyer, or savvy investor, this

### FOR SALE

Offers Invited

### VIEW

By Appointment

### AGENTS

John Ball  
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### AGENCY

LJ Hooker Mandurah  
(08) 9586 5555

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property presents an excellent opportunity in a highly sought-after location.

- Strata Fees \$1145.84 per quarter
- Build 1981
- Living space 70m<sup>2</sup>
- Block size 81m<sup>2</sup>
- Council rates approx \$1900 per annum
- Water rates approx \$1200 per annum
- Rental Income approx \$500 to \$550 per week

**DISCLAIMER:** 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 must rely on their own personal judgment about the information included in this advertisement. John Ball and LJ Hooker Property Experience provides this information without any express or implied warranty as to its accuracy or currency.

## MORE DETAILS

Property ID	4T6ZFF2
Property Type	Unit
Land Area	70 m <sup>2</sup>
Including	Air Conditioning Courtyard

**John Ball 0418 396 056**

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