



Dudley Park, 3/10 Creery Street

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

Welcome to this charming 2-bedroom, 1-bathroom unit nestled at the rear 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.

Step inside to find a freshly painted home with new carpets, vinyl flooring, and a new stove, ready for you to move in or add your personal touch. 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,



For Sale
BEST OFFER OVER \$389,000

View
ljhooker.com.au/4R28FF2

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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, and entertainment!

Key Features:

- 2 Bedrooms, 1 Bathroom —Spacious and well-appointed
- Freshly updated —New carpet, vinyl flooring, stove, and fresh paint
- Comfortable year-round —Reverse cycle air-conditioning,
- Private courtyard—Perfect for relaxation and outdoor entertaining
- Unbeatable location —300m to the estuary, scenic walks, and vibrant town centre

Investors Note:

Strata Fees: \$590.55 per quarter

Council Rates: \$1,774 approx. per annum

Water Rates: \$1,052 approx. per annum

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 About this Property

Property ID	4R28FF2
Property Type	Unit
House Size	82 m2

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