

**15 Duyfken Way, Dudley Park, WA, 6210**

**exp** Australia

**House For Sale**

Tuesday, 26 November 2024

15 Duyfken Way, Dudley Park, WA, 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kathryn Fiorenza  
0427475661

## First Open Sunday 1 December @11am

Kathryn Fiorenza of eXp Realty is pleased to present this fantastic four-bedroom, two-bathroom home in the highly sought-after Mariners Cove. Built by JWH Group in 2005, this property sits on a 540m<sup>2</sup> block with a low-maintenance yard, making it the perfect choice for modern living.

Key features include:

- Ducted evaporative air-conditioning
- 7.8Kw split system reverse-cycle air-conditioner in the living room
- Galley-style kitchen with double fridge recess and dishwasher
- Upgraded laundry
- All Bedrooms with robes, and minor rooms will accommodate double or queen-size beds.
- Activity/Study area near minor bedrooms
- Window treatments including block-out blinds and curtains
- Alfresco under the main roof for outdoor entertaining
- Solar hot water system
- Rear yard access via the garage with roller door

The home's layout is both practical and spacious, with the main bedroom and front lounge positioned at the front of the home. The kitchen, living, and dining areas are centrally located, with minor bedrooms, the laundry, family bathroom, and an activity/office area found on the southern side of the home.

Located in Mariners Cove, the home is just minutes away from a range of amenities including:

- Creery Wetland Reserve
- Mandurah Catholic College
- Various parks and wetlands
- 165m to the nearest bus stop
- 2km to Mandurah Forum Shopping Centre
- 3.5km to the central train station

For more information or to register your interest contact Kathryn on 0427 475 661.

### RATES

Council: \$2300 (approx.)

Water: \$1541 (approx.)

\*Floor plans not yet available - living area approx 203m<sup>2</sup>

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