

**71 Leslie St, Dudley Park, WA, 6210**

**CENTURY 21**

**House For Sale**

Tuesday, 19 November 2024

71 Leslie St, Dudley Park, WA, 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Perfect Blend of Convenience and Comfort In Dudley Park

This highly desirable location offers the perfect blend of convenience and comfort, with close proximity to Mandurah's foreshore, stunning parks, and local amenities. Set on a large 809m<sup>2</sup> block, this beautiful home features everything a family could need and more!

### Key Features:

#### -Large 809m<sup>2</sup> Block

Space to spread out and enjoy! Whether you're looking for room for the kids to play, a garden project, or just some extra privacy, this expansive block has it all.

#### -4 Bedrooms + Study

A spacious layout with 4 bedrooms which includes a large master, and 3 generous sized minor bedrooms, plus a separate study – ideal for working from home or turning into a playroom or library.

#### -2 Living Areas

Enjoy the flexibility of two separate living areas, perfect for family time or entertaining guests. These light-filled spaces offer ample room for relaxation and socializing.

#### -Ample Storage + Shed

Say goodbye to clutter with plentiful storage options inside, plus a shed out back to store tools, toys, and more. Ideal for those needing extra space for hobbies or storage.

#### -Undercover Parking + Through Access to Large Garage

Protected parking for your vehicles with the added bonus of through access to a large garage. Whether you have a boat, caravan, or multiple cars, this feature provides convenience and flexibility.

#### -70's Charm Meets Modern Convenience

The perfect fusion of retro style and contemporary updates, this home exudes character with modern touches. The design has been carefully maintained and updated to offer the best of both worlds.

#### -Split System Air Conditioning Throughout

Stay comfortable year-round with split system air conditioning, installed throughout the home and in all bedrooms, ensuring a cool, restful sleep or warm, cozy living spaces.

#### -Large Grass Area & Entertaining Yard

A large, flat grass area for kids and pets to play on, plus a spacious, easy-care backyard with a fantastic undercover patio, perfect for outdoor dining, entertaining, or simply relaxing.

#### -5.5kW Solar System

Provides efficient energy generation to power your home, reducing reliance on the grid and lowering electricity bills.

#### -300L Solar Hot Water System

Utilizes the sun's energy to heat up to 300 liters of water, offering sustainable, cost-effective hot water for daily use, with minimal environmental impact.

### Location Highlights:

#### -Prime Soldiers Cove Location

A highly sought-after area known for its peaceful ambiance and family-friendly atmosphere.

#### -Close to Mandurah Foreshore

Enjoy the beauty of Mandurah's foreshore, with its stunning beaches, walking trails, and vibrant café scene, all just minutes away.

#### -Convenient to Local Shops, Schools, & Public Transport

Easy access to shopping centers, quality schools, and public transport options, making everyday life a breeze.

#### -Great Parks & Recreation Options

Just a short stroll from lush parks and reserves, perfect for outdoor activities, picnics, and family fun.

Don't miss out on this fantastic opportunity to own a beautifully updated home on the edge of Soldiers Cove.

Call Team Chris and Kelsey today to arrange a viewing and make this home yours!

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