



29 Gray Road, MANDURAH, WA 6210

UPDATED PARK FACING PROPERTY WITH SPACIOUS GARDENS TO BOTH THE FRONT AND BACK

Placed upon a fully fenced and spacious 867sqm block, this park facing property offers extensive gardens to enjoy, with an inviting alfresco for entertaining, a powered workshop for parking or storage, and sought after side access for added benefit. The interior of the home has been carefully updated with a newly renovated kitchen to the rear including a variety of built-in features, alongside your dedicated dining space, while your large lounge sits to the front of the home for family comfort within. Equipped with 4 bedrooms and 2 bathrooms, your master suite is positioned peacefully away from the minor bedrooms, allowing for a retreat like feel, while the main bathroom sits centrally between the minors for convenience of use. Gated to the front with remote opening, the home is elevated from the street to fully appreciate that parkland vista, with driveway parking within the gates for peace of mind.

Located for convenient living, the train station is within walking distance for anyone needing an uncomplicated daily commute, with bus and road connections readily available, and a choice of schooling within reach. The epic Mandurah Forum is also close by and offers extensive shopping and dining facilities, with recreational appeal including the nearby bowling club, tennis club and sporting ovals, with the aquatic centre just a little further. The sprawling Rotary Park is placed directly opposite the home for yet more greenspace, with play equipment included, while the vibrant and

TYPE: For Sale

INTERNET ID: 300P192364

SALE DETAILS

Offers From \$839,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Bernie Egan
0433707633

popular foreshore, beaches and waterways are easily within reach for a lifestyle location, and an inviting appeal for many.

Features of the home include:

- Fantastic master suite to the front of the home, with a built-in robe, carpet underfoot and a cooling ceiling fan, with an ensuite equipped with a walk-in shower with glass screening, a vanity with storage and WC
- Three minor bedrooms placed within their own section to the left of the home, with ceiling fans, soft carpet and built-in robes to all
- Main bathroom with bath, shower enclosure and pedestal sink
- Secondary WC placed privately to the rear of the home
- Freshly renovated kitchen with completion in October 2025, including ample crisp white cabinetry with both under bench and wall mounted options, along with storage slide outs and wraparound bench space, plus a farmhouse sink, an integrated dishwasher, and an in-built oven, cooktop and rangehood, with a dedicated fridge recess included
- Dining area adjacent to the kitchen for an eat-in effect, with timber effect flooring and views to the garden
- Welcoming lounge on entry to the home, with timber effect flooring, a large picture window to enjoy the parkland views and a feature fireplace hearth within the room
- Large laundry with both cabinetry and counterspace and direct exterior access
- Ducted and zoned reverse cycle air conditioning throughout, newly installed in just 2025
- High ceilings throughout with feature cornicing for added character
- Sweeping alfresco to the rear of the residence, with a gabled roof extension for restful relaxation or entertaining, with aggregate flooring, café blinds for enjoyment in all seasons and space to gather a crowd
- Substantially sized backyard, fully fenced with lawn throughout and a shady tree for appeal, with a concrete slab that's ideal for another shed
- Powered workshop or garage within the backyard
- Elevated entry into the property with security screening to the front door
- Lawned front yard with raised beds of greenery before the home
- Side access gates to a paved area within the backyard
- Fully fenced front garden with a remote accessed gate and intercom system
- Driveway parking before the home
- 6.6kW solar panel system, installed in just 2023

Built in 1970 and updated throughout, this welcoming and spacious setting offers a pristine parkland outlook, and large gardens for the entire family to enjoy, with a choice of lawned area across both the front and back, allowing ample recreational appeal. While the interior follows a functional floorplan, with comfortable living and modern upgrades throughout, providing a well-placed and popular option that is sure to interest many.

Contact Bernie today on 0433 707 633 to arrange your viewing.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk-through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 867.00 square metres
- Building Area: 144.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1





