



14 Shelduck Way, DUDLEY PARK, WA 6210

Spacious Family Living with Theatre & Study – Packed with Features!

Welcome to a beautifully presented home offering space, comfort and functionality, perfectly suited for modern family living. A very generous 195m² of living, this well-appointed residence combines quality finishes with a practical layout in a highly desirable setting.

Step through the impressive double front doors into a light-filled home featuring stunning bamboo flooring and multiple living zones. The spacious open-plan kitchen is the heart of the home, complete with a large layout, quality stainless steel stove, oven and rangehood, dishwasher, and plenty of storage – ideal for both everyday living and entertaining.

A separate home theatre room provides the perfect space for movie nights, while the additional study offers flexibility for working from home or a quiet retreat.

The master bedroom is a true sanctuary, featuring double sinks and a large vanity in the ensuite, while all bedrooms are generously sized and include built-in robes.

Comfort is assured year-round with ducted evaporative air conditioning and a gas bayonet for heating.

Outside, enjoy a fully turfed front lawn and an inviting rear alfresco area complete with decking – perfect for entertaining. The easy-care backyard also includes a charming

TYPE: For Rent

INTERNET ID: 79P1684

RENTAL DETAILS

Rent / Lease:

\$700 pw

CONTACT DETAILS

**Elders Real Estate
Mandurah**

Suite 3, 4 Sutton Street
Mandurah, WA
(08) 9535 1388

**Ingrid Feinauer - Property
Management**

gazebo with grapevine, plus a small garden shed for extra storage.

Property Features:

- * 3 generous bedrooms plus study
- * Home theatre room
- * Spacious kitchen with quality stainless steel appliances & dishwasher
- * Bamboo flooring throughout main living areas
- * Ducted evaporative air conditioning
- * Gas bayonet for heating
- * Double garage
- * Double door entry
- * Built-in robes to all bedrooms
- * Decked alfresco area for outdoor entertaining
- * Easy-care rear gardens with gazebo & grapevine
- * Small garden shed
- * Solarhart hot water system
- * Turfed front lawn

This home offers the perfect balance of comfort, space and low-maintenance living â## ideal for families or professionals alike.

Located just minutes from Mandurah's central facilities, including shopping, dining and transport â## approximately a 7-minute drive.

*Spa is to be excluded from the lease agreement, to be used as a bathtub only

*Dishwasher is to be excluded from the lease agreement, this is for tenant use however will not be replaced should it break down.

Other features: Close to Shops, Close to Transport, Exhaust, Openable Windows

- This property is: Unfurnished
- Pets: No
- Available Now
- Land Area 706.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards



