



23 Loxton Street, DUDLEY PARK, WA 6210

Refreshed Character Home with Flexible Living & Old-World Charm on Corner Block

Positioned on a corner block in sought-after Dudley Park, Proposed Lot 4, 23 Loxton Street presents a charming character home that blends original features with selective updates, offering warmth, flexibility, and strong lifestyle appeal. Slightly elevated in position, the home enjoys a sense of presence from the street and features multiple internal and external living zones, delivering a highly versatile floorplan suited to families, investors, or those seeking a home with personality and future potential.

This is proposed Lot 4, pending title release.

Accommodation & Design:

From the moment you arrive, the corner position and front wrap-around deck create an inviting first impression, offering a relaxed space to sit and enjoy the outlook.

Inside, the home features fresh internal paintwork, enhancing brightness and providing a clean, move-in ready feel while still retaining its original character throughout.

A front entry dining area welcomes you into the home and flows through to the lounge

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TYPE: For Sale

INTERNET ID: L40834679

SALE DETAILS

From \$699,000

CONTACT DETAILS

Jacob King
0416438583

and kitchen. This flexible space can also function as a sitting room depending on your needs.

The kitchen presents in a neat and practical condition, featuring overhead cabinetry, built-in pantry, dishwasher, microwave recess, stainless steel gas stove, and electric oven. It offers a fresh look with strong functionality and storage.

The lounge room is a cosy and inviting space, featuring a slow combustion wood fire and skylight to allow for additional natural light.

Accommodation includes three internal bedrooms, with an additional walled-off space currently utilised as a fourth bedroom, providing flexibility for families or guests.

A separate external bedroom is located at the rear of the property with its own access, making it ideal as a guest room, studio, or teenage retreat.

The bathroom retains its character charm and features a feature vanity along with traditional-style bi-fold louvre windows, adding to the home's unique appeal. The property also includes an additional toilet for added convenience.

A rear extension provides additional versatility, incorporating the laundry along with a multipurpose space suitable for a games room, office, or storage.

Outdoor Living & Features:

The front wrap-around deck has been refreshed, enhancing its usability and providing a welcoming outdoor space for entertaining or relaxing.

At the rear, a well-maintained courtyard is framed by established gardens, creating a private and peaceful outdoor setting.

An outdoor shower, enclosed for privacy, adds a practical lifestyle feature ideal for coastal living.

The property also offers excellent additional vehicle accommodation, including an additional driveway with hardstand area, ideal for caravan, boat, or extra vehicle parking. A separate garage with an electric roller door provides secure parking and storage options.

Property Features

- Corner block location
- Refreshed wrap-around front deck
- Fresh internal paint throughout
- Separate single garage with electric roller door
- Additional driveway with hardstand for caravan/boat parking
- Front entry dining/sitting room
- Lounge room with slow combustion wood fire

- Skylight to lounge area
- Kitchen with overhead cabinetry
- Built-in pantry
- Dishwasher
- Microwave recess
- Stainless steel gas stove
- Electric oven
- Three internal bedrooms
- Additional walled-off room currently used as fourth bedroom
- Separate large external bedroom
- Ducted evaporative air conditioning
- Additional toilet
- Rear extension with laundry and multipurpose space
- Bathroom with feature vanity and bi-fold louvre windows
- Outdoor shower (fenced and private)
- Established rear courtyard gardens

Location Highlights (Approx.)

- Close to Mandurah Foreshore and waterways
- Approx. 250m to the Estuary and 650m to the post office
- Easy access to local schools and parks
- Short drive to shopping and amenities
- Convenient access to public transport routes

Offering character, flexibility, and immediate comfort, this Dudley Park home presents an appealing opportunity with scope to further enhance or enjoy as-is in a highly convenient location.

This property is being sold on an "as is, where is" basis.

***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.

*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 425.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 3
- Single garage
- Floorboards







