

41 Wardell Loop, Dudley Park, WA 6210

Sold - \$720,000

House 3  1  1 



Family-Friendly Location with Space & Potential

Positioned just 30 metres from the rear gate of Mandurah Catholic College, this wonderful 3 bedroom, 1 bathroom home on a generous 793m² block offers an unbeatable lifestyle opportunity for families, first home buyers or downsizers who still want space. Imagine waving the kids off from your front yard and knowing they can safely walk straight through the school gates - it doesn't get much more convenient than this.

Open for Inspection

By Appointment.

Set on a large parcel of land with great bones, the home is being sold AS IS and does require some TLC, making it the perfect canvas for those looking to add value and make it their own. Inside, you'll find a functional and well-appointed kitchen featuring a gas cooktop and oven, range hood, walk-in pantry, dishwasher, downlights, microwave recess and double fridge space - ideal for everyday living.

Comfort is taken care of with ducted evaporative air conditioning, insulation, and a Foxtel antenna already in place. The practical floorplan flows out to an extensive patio area, perfect for entertaining family and friends or relaxing while watching the kids play.

Outside, the property truly shines with excellent side access, a small garden shed, established fruit trees and plenty of room for children, pets or future improvements. With a block this size, there's scope for a pool, additional shedding or simply enjoying wide open space.

Conveniently located close to town, shops, transport and the boat ramp, this property combines location, land and lifestyle. With solid foundations and loads of potential, this is an outstanding opportunity for buyers prepared to roll up their sleeves and reap the rewards.

Inspect today and imagine the possibilities.

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