

# 1/4 Kurdal Road, Coodanup, WA 6210

— Mandurah

## Sold House

Monday, 14 August 2023

1/4 Kurdal Road, Coodanup, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 594 m2**

**Type: House**

**\$487,500**

Family Home Close to the Waterfront with Side Access Nicole Hindmarsh is proud to welcome 4 Kurdal Road Mandurah to the market. Situated 150m from the Peel Harvey Estuary, surrounded by large blocks, you won't feel closed in here! Whether it's the perfect HOLIDAY home you are seeking or your next FOREVER home, here you and your family will enjoy spending weekends with the kids fishing and crabbing on your doorstep, along with the multiple water sports this area is renowned for: kite surfing, wind surfing, jet skiing and boating. This property was originally one large 1,188sqm block which has been subdivided into two blocks, allowing both duplex houses to have their own road frontages. There is plenty of parking for the whole family, side access for parking the caravan, boat and trailer behind secure gates on this generous 594sqm block. Featuring light and bright open plan living facing NORTH offering natural light to flow through to all areas, this home has been renovated by the current owners who have absolutely loved living here for over 12 years! This property is ready for the next family to make their own happy memories. The stunning kitchen is spacious with gorgeous walk in butler's pantry, induction cooktop, wall oven with separate built in microwave, ample soft close drawers, dishwasher, and sweeping benchtops. Features of this beautiful home include:- Two separate lounge rooms- Master suite with renovated private ensuite- 3 minor bedrooms, 2 with built in robes- Ducted air-conditioning, reverse cycle split system heating and cooling - Ample storage in this home including separate store room/ workshop out the back- Large gabled patio, shire approved, facing NORTH for all year round entertaining protected from the weather- Drive through garage access to the backyard- Established gardens with orange and lemon tree- Automatic reticulation off mains water/ scheme water- Fenced yard with plenty of room for the pets and kids to run around- Deep sewer connected- CCTV cameras to lock up and leave, alarm system- Gas instant hot water system- NBN Connected Multiple boat ramps in this area depending on where you feel like fishing either in the Peel Harvey Estuary, Serpentine River, Murray River or deep-sea Indian Ocean fishing, you have all options to go to from here! However, you don't even need to put the boat in to get a feed of our Mandurah Blue Manna crabs by walking 3 minutes and across the road for scooping in the Estuary. Wednesday nights, the net fisherman can be seen catching yellowfin whiting, bream, cobbler, mullet and of course blowies! (subject to local fisheries rules). You too could obtain a net recreation fishing licence. Take the dog for a walk along the Estuary, down to the Serpentine River and two boat ramps. This property is also walking distance to the John Street protected bird sanctuary, a stunning reserve where the Estuary meets the Serpentine River. Within a 5-10 minute drive you will find the Mandurah town centre, Mandurah Mariner, Mandurah Foreshore, Mandurah shopping centres, public and private schools such as Mandurah Catholic College, the Peel Hospital, medical centres, and popular surf beaches. The City of Mandurah Council have recently endorsed a masterplan to upgrade the adjacent foreshore which is expected to cost around \$2.5 million and to be finished by 2025. The plan includes trails, viewing decks, playgrounds, shelters, seats, bird hide upgrades and an environmental fence to protect 4 migratory birds. Crabbing, fishing, boating, jet skiing, windsurfing and kayaking all at your doorstep, plus the myriad of pathways around the Estuary to explore, with all the beauty that Mandurah has to offer! Don't miss out on securing this lifestyle, contact the area specialist Nicole Hindmarsh today 041 581 5156. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.