

10A Derek Road, Coodanup, WA 6210

— Mandurah

Sold Residential Land

Tuesday, 14 November 2023

10A Derek Road, Coodanup, WA 6210

Area: 575 m2

Type: Residential Land



Nicole Hindmarsh
0895819999

\$148,000

Nicole Hindmarsh is proud to welcome 10A Derek Road Mandurah to the market. Situated 3 streets from the Peel Harvey Estuary, are just waiting for you to design and build your new home! The backyard faces North which is ideal for your entertaining area to remain light and bright all year round. This area of Coodanup is known by the locals as the "Golden Triangle" which offers an eclectic mix of new builds, older renovated homes on large quarter acre blocks and the original holiday shacks. With many choosing to live in this area full time due to its convenient location, close to waterways, boat ramps, schools, shops, the hospital and only a short 6-minute drive into town with no traffic bridges to make your journey longer. Whether you are wanting to build a single level or double story home, let your ideas flow as these generous blocks will accommodate most styles (subject to council approvals). Services available for connection include: power, water, sewer, gas, NBN. Lot 2 (10A) Derek Road Private rear block of land Total 575sqm Rear block 4m road access Price Offers Over \$149,000 Multiple boat ramps in this area depending on where you feel like fishing or crabbing, either in the Peel Harvey Estuary, Serpentine River, Murray River or deep-sea Indian Ocean fishing/ crayfishing, 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 Blue Manna Crabs by walking down the road and 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. The City of Mandurah Council have recently endorsed a masterplan to upgrade the foreshore on John Street and Peel Parade 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. Thomas Dambo and his Giants of Mandurah will be building a new giant along this beautiful foreshore for all to enjoy! There is also the John Street Protected Bird sanctuary at the end of this foreshore, 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. 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! At this price don't miss out on securing your dream lifestyle with this ultimate block to build your first home, holiday home, ultimate lock up and leave or forever home. For further information or design ideas, 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.