

11 Durack Street, Coodanup, WA 6210

Mandurah

House For Sale

Thursday, 4 January 2024

11 Durack Street, Coodanup, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1069 m2

Type: House



Nicole Hindmarsh

0895819999

From \$665,000

Nicole Hindmarsh is proud to welcome 11 Durack Street Mandurah to the market. Tucked away in Iris Estate, in a quiet street, close to the Serpentine River and Peel Harvey Estuary, the ONE owners have absolutely LOVED living here for the past 18 years! Close to all amenities, however, once you are here, you will feel like you are in the country miles away from everything!**** First Home Open is this Sunday 7th January 2024 @ 10 - 10.30am **** Unless SOLD Prior! Please register your interest with Nicole today 0415 815 156.Boasting a HUGE 1,069sqm block with 3 car garaging (with electric roller doors) plus the potential to make it 4 car garaging, there is plenty of space for the boat, caravan, trailers and teenagers' car here!Step inside and you will appreciate the many zones throughout this home allowing the whole family to have their own space. Comprising of 4 large bedrooms, theatre room, study, activity room and games room, the sheer size of this family home will surprise! Additional features of this beautiful home include:-?Spacious master suite with large walk-in robe, private ensuite, double shower-?Study, which is close to the master suite and would make the perfect nursery-?Theatre room with gorgeous rose leadlight stacker doors-?Central open-plan living room with kitchen, dining and lounge-?Kitchen with wall oven, gas cooktop, pantry, shoppers' entry to the garage-?Games room with room for the pool table-?Bedrooms 3 and 4 have glass sliding doors leading out to the back patio-?Laundry with walk-in linen press and separate WC-?Huge patios adorn the outside of this home, offering multiple entertaining areas depending on the weather-?Backyard facing North offering protection from the weather, along with large trees offering many varieties of birds and shade-?Water feature in the patio area -?Wood fireplace-?X3 reverse cycle air-conditioning-?40 Solar Panels, 10KW inverter, can add a battery-?Solar hot water with a gas booster-?Reticulation off mains water-?Side access for parking the caravan, boat or trailer behind a secure gate-?Double brick home with a steel frame roof-?Roof space is high and would make a great attic as you can walk in the roof space-?Jarrah deck with shade sail-?Established plants and treesWith a boat ramp a couple of minutes away, plus multiple boat ramps in this area depending on where you feel like fishing either in the Serpentine River or 5 minute to the Peel Harvey Estuary, or follow the Serpentine River through to the 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 down the road and scooping in the river.Wednesday nights, in the Peel Harvey Estuary, 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 license.Take the dog for a walk along the River, down to the Peel Harvey Estuary. 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, popular surf beaches and our Town Beach.The City of Mandurah Council has endorsed a master plan to upgrade the Peel Harvey Estuary Coodanup 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 and construction is now underway! There is also one of the easiest to view Mandurah Giants in the area too!Crabbing, fishing, boating, jet skiing, windsurfing and kayaking are all at your doorstep, plus the myriad of pathways around the River to explore, this ideal location is highly sought after by locals and holidaymakers alike.We welcome qualified buyers to view this magnificent home either at the home open or by private inspection. If you are looking for a large family home, close to the river at a very affordable price, contact the area specialist Nicole Hindmarsh today 0415 815 156.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.