

# 11 Yunderup Road, South Yunderup, WA 6208

Mandurah

## House For Sale

Monday, 30 October 2023

11 Yunderup Road, South Yunderup, WA 6208

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1227 m2**

**Type: House**



Chris Parsons

0895819999

**\$399,000**

Chris Parsons from Harcourts Mandurah is pleased to present 11 Yunderup Road, South Yunderup to the market. With many original features still in place, this property presents a unique opportunity for the buyer who appreciates the charm of an older home and knows that with vision and hard work, they will be rewarded with a home that exudes charm and personality! The appeal of this character cottage may not be instantly apparent, however if renovating and restoring is appealing to you, on close inspection you may be delighted and pleasantly surprised at what is possible here. The home is positioned at the front of a large 1,226 sqm block and has convenient size access leading directly to the 6m x 9m (approx..) workshop with storeroom. The land is dotted with lovely established trees and there are plenty of areas here to create something special in the garden. Features include:

- Updated exterior cladding
- Kitchen with original Metters stove
- Split system reverse cycle air conditioning
- Jarrah floorboards and wood pane windows throughout most of the home
- Large sunroom
- Three bedrooms
- Bathroom/laundry with stained glass window
- 6m x 9m (approx..) workshop
- True side access

South Yunderup is one of the Peel Region's best kept secrets. This picturesque suburb borders the Estuary and Murray River offering an abundance of parks, public open spaces & estuary access. The iconic 'Adventurescape Playground' is a huge asset to any family-orientated households, plus there is Austin Cove Baptist College and multiple café/restaurants, a sports & recreation club and a shopping precinct in the immediate local area. Just 12.5km from the Centre of Mandurah and a 5 minute drive from the Kwinana freeway heading to Perth, South Yunderup is consistently showcasing some of the best-value homes available in the market. To arrange a time to view this unique opportunity, please call Chris on 0459 752 640. You bring the vision and we will bring the paperwork! 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.