

# 12 Duverney Crescent, Coodanup, WA 6210

## Sold House

Thursday, 12 October 2023

12 Duverney Crescent, Coodanup, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 734 m2**

**Type: House**



Noeline Ross  
0895502000

## Contact agent

A true Investor's delight - Big block and side access to huge workshop.Noeline Ross is proud to present 12 Duverney Crescent, Coodanup to the market...Welcome to this delightful 4-bedroom, 2-bathroom family home, ideally situated in proximity to Mandurah's bustling CBD, schools, shopping centre, the Estuary, and more.The home rests on an expansive 734sqm corner block, safeguarded by dual gates and boasting side access through to the workshop - perfect for accommodating all your vehicles and recreational gear. Concealed behind picturesque bottlebrush trees, the front verandah offers an appealing spot to envision setting up a cosy table and chairs for enjoying your morning coffee. As you step inside, you'll be greeted by olden style charm with neutral decor and an abundance of natural light.The formal lounge space overlooks the front yard and will be the ideal place to unwind after a long day.The open kitchen and dining area will offer the perfect setting to cook up a family meal, with the kitchen offering a 4-burner electric stove, pantry and double counter sunk sink. A reverse cycle split system air conditioner services this area for ensured comfort.The master bedroom is generous and features double built in robes and a private ensuite with modern single vanity, shower and toilet with privacy provided by a well-placed half wall. All three additional bedrooms are a good size and the main bathroom also includes an open plan single vanity, shower and toilet.Outside you will find an expansive patio entertaining area, providing an excellent space for year-round enjoyment! Leading to a sprawling lawn area, with ample room to create, plant gardens & fruit trees, and allow the kids to play and the pets to run around freely, with the security of the rear yard being fenced for privacy and peace of mind.Whether you're seeking a low-maintenance addition to your investment portfolio or planning to renovate into your forever home, this property offers the ideal opportunity - Call The Noeline Ross Team on 0408 947 302 or 9550 2030 to arrange a viewing today! INFORMATION DISCLAIMER: This information is presented for the purpose of promoting and marketing this property. While we have taken every reasonable measure to ensure the accuracy of the information provided, we do not provide any warranty or guarantee concerning its correctness. Acton | Belle Property Mandurah disclaims any responsibility for inaccuracies, errors, or omissions that may occur. We strongly advise all interested parties to conduct their own independent inquiries and verifications to confirm the accuracy of the information presented herein, prior to making an offer on the property.