

# 180 Culeenup Road, North Yunderup, WA 6208

Mandurah

## Sold House

Tuesday, 27 February 2024

180 Culeenup Road, North Yunderup, WA 6208

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 774 m2**

**Type: House**



Chris Parsons

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**\$1,250,000**

Chris Parsons from Harcourts is delighted to present 180 Culeenup Road, North Yunderup. If you've always dreamed of living on the river, now is your opportunity! Nestled on the banks of the Murray River in popular North Yunderup, this incredibly two storey home is now available to become yours. This five bedroom home was designed for maximum enjoyment of the glorious river outlook with the kitchen, living room and dining room all enjoying wonderful river views through the expansive use of glass, and sliding doors allow access outdoors directly onto an elevated landing with steps leading down onto the riverfront. A spacious foyer welcomes your arrival, where the grand scale of this home is immediately apparent. Soaring ceilings draw your attention to the second floor, and to the right is a cellar for the wine enthusiast and the wooden stair case to take you upstairs. Moving through, the open hub of the home is simply glorious and is of very generous proportions! This is where you will admire the view all year round, sitting by the wood fire in winter watching the rain outside or throw open the full length glass doors and windows and let the summer breeze in. The circular kitchen is equipped with everything the home chef desires, with a double wall oven, gas cooktop, dishwasher and extra large fridge recess. Storage is in abundance with an amazing amount of over head and under bench cupboards and there is a double pantry. The breakfast bar will be the perfect spot for family and friends to sit and have a chat whilst you cook up a storm or arrange a platter to enjoy out on the veranda or down at the deck. Boasting five good sized bedrooms, there is a choice of your preferred master bedroom. Both levels feature two main rooms at the river end which boast their own sliding door outdoor access, dressing rooms and access to both semi ensuite bathrooms. Upstairs has a story book feel and is sure to delight the grandchildren. Alternatively, those with older children will welcome the central activity room and three bedrooms so they can have their own space for time alone or with their friends. The balcony sits amongst the tree tops which not only provides privacy but welcome shade on a sunny day. Outside on this huge 774 square metre block there is plenty of parking space provided by an extra height and extra wide double garage. Solar panels are an added bonus to reduce power bills. Downstairs features: Well equipped kitchen with two wall ovens and abundant storage Open plan living with incredible views Sliding door access leading out to the outdoor entertaining area and down to the deck Master bedroom with semi ensuite access Powder room 5th bedroom Study with reverse cycle air conditioning Cellar Upstairs features: Three bedrooms, one with semi-ensuite access Communal living/activity area Powder room Amazing balcony amongst the treetops Property features: 774 sqm riverfront block Beautiful two storey home with jarrah detailing Incredible views from the expansive windows Multiple indoor and outdoor living/entertaining spaces Five bedrooms Spacious laundry, large walk in linen cupboard and under stair storage Ducted vacuum Extra height and extra wide double garage Solar panels Now could be your time of life to start enjoying life on the water. Lazy mornings and afternoons can be spent facing the river with your favourite hot or cold drink, possibly sitting right on your own jetty! Possibly you are lucky enough to be looking at this property to become an enviable holiday retreat for your family - this location is delightful for year round or vacation living! Bird watching, looking for dolphins and enjoying the parade of passing boats are just some of the fun things to do when you live on the river, as well as meandering along the river on your own boat, possibly stopping for a meal at one of Yunderup's waterfront restaurants at the Sandy Cove Tavern or Jetty's Bar and Grill, or heading further afield to Ravenswood or Mandurah. Our property management team have estimated a rental return of \$750 - \$800 per week is achievable in the current market. North Yunderup is one of the Peel Region's best kept secrets. This picturesque suburb borders the Estuary and Murray River, offering a peaceful atmosphere and an abundance of natural beauty. Just a 12 minute drive to either Mandurah or Pinjarra this private area is close to a wealth of amenities but completely separate from the hustle & bustle. Sales in this area are rare and North Yunderup holds one of the lowest rates of property turnover in the region. Once people move into this area - they stay! In my personal opinion, North Yunderup is consistently showcasing some of the best-value homes available in the current market. Keep your boat at your doorstep and open up a whole new lifestyle for yourself. Take the first step by calling us today on 0459 752 640 to arrange your viewing! 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.