

**21 Watson Avenue, Coodanup, WA 6210**

Mandurah

**Sold House**

Wednesday, 27 March 2024

21 Watson Avenue, Coodanup, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



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**\$515,000**

Step into 21 Watson Avenue, Coodanup, nestled in a superb location just a swift walk away from the Serpentine River, offering fantastic amenities such as fishing, crabbing and canoeing for an unparalleled lifestyle. Whether you're seeking your first home, an investment venture, or the canvas to craft your dream abode, this property presents limitless possibilities. Adjacent to the entrance are two light and bright bedrooms, leading to a central lounge, perfect for kids to unwind. The spacious master bedroom nearby boasts a splendid size and offers a view over the lounge. A funky kitchen adjoins the open-plan lounge and dining area, featuring a wood fire and ceiling fan. Complete with stainless steel appliances, ample bench space and cabinetry, the kitchen overlooks the charming outdoor gardens and patio, ideal for hosting gatherings. The left wing of the home boasts a bathroom, separate w/c and laundry room with access outside. You'll love enjoying the serene atmosphere of the elevated raked ceiling patio, providing a picturesque view of the backyard - it's the perfect place to unwind after a busy day. The outdoor space features a spacious grassy area for children or pets to play, along with a garden shed, chicken coop and a 5.8 x 3.6m powered workshop. Outdoors there's also a studio bursting with possibilities, perfect for transforming into a game room, a retreat for teenagers or whatever else you envision! This property is complete with drive through side access with ample room for your caravan, boat or additional cars. There is development potential with this block once the sewer eventually passes, the possibilities are endless for the future! Extras Include: - 1,012m<sup>2</sup> block - Jarrah floors - Ducted evaporative cooling - Wall unit a/c in sunroom - Wood fire - Ceiling fan - Side access - Garden shed - 5.8 x 3.6m powered workshop - Studio - Secure tandem parking from garage - Concrete slab, ideal parking for your caravan / boat - FTTP node internet - Veggie patch and fruit trees Enjoy beautiful nature walks along the river, or a spot of fishing and crabbing - this is all available at your door step. Even though you may feel like you are a million miles away, this home is close to Schools, Parks, Shopping Centres, Transport and the Foreshore. Houses within this price bracket are scarce nowadays, so act swiftly to avoid missing out. For further information call Clare Seamers Team today for more information 0478 691 304. 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.