

**25 ROY ROAD, Coodanup, WA 6210**



**Sold House**

Monday, 14 August 2023

25 ROY ROAD, Coodanup, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 865 m2**

**Type: House**

## Contact agent

Be quick. This owner, occupier, investor, and developer potential property, is not to be missed. Large 865m<sup>2</sup> block, with a recently renovated, fully removable house is a must-see. In what the locals call "The Golden Triangle": Walk to the end of the street and catch your dinner of world-renowned Blue Manner Crabs, in season. Check out the "GIANT" sculpture by Danish Artist Thomas Dambo. Five minutes to bustling Mandurah.\* Suits Owner/Occupier or Investors. Vacant Possession.\* Locals call the Golden Triangle of Coodanup. Close to school and all amenities.\* One street back from Peel Estuary, 5 minutes to bustling Mandurah Central.\* Home recently renovated. Gas in the street, NBN fibre to the home.\* Wood fire, reverse cycle A/C, solar hot water with booster. Games area.\* Original Jarrah floors, well-established structure, able to be relocated.\* Walk to the end of the street and get your Blue Manners. \* Corner block/subdivision and duplex potential\* Tinted windows to beat the heat in summer and keep in warmth in winter.\* Sheds not council approved.