

35 Vaucluse Way, Coodanup, WA 6210

— Mandurah

Sold Residential Land

Friday, 1 September 2023

35 Vaucluse Way, Coodanup, WA 6210

Area: 528 m²

Type: Residential Land

\$180,000

Nicole Hindmarsh welcomes Lot 527 (35) Vaucluse Way Mandurah to the market. Situated in the final release of these blocks, in a Prime Position with gorgeous views across the road to the lake, nestled between the Peel Harvey Estuary and Serpentine River, this 528square metre block is just waiting for you to build your dream home! Only a short drive to the boat ramps, in an area the locals refer to as Nairns, this area is traditionally known as a holiday retreat, quiet and laid back with many choosing to live here full time. A hidden gem, shhhhh don't tell anyone! Whether you are wanting to build a single level or double story home, let your ideas flow as this generous block will accommodate most styles (subject to local council approvals). Measurements of this block include: Northern Boundary 44m Southern Boundary 44m Eastern Boundary 12m Western Boundary 12m Multiple boat ramps in this area depending on where you feel like fishing either in the Peel Harvey Estuary, Serpentine River, Murray River or deep-sea Indian Ocean fishing/ crayfishing, you have all options to go to from here! However, you don't even need to put the boat in to get a feed of our Blue Manna Crabs by walking down the road and scooping in the Estuary. Wednesday nights the net fisherman can be seen catching yellowfin whiting, bream, cobbler, mullet and of course blowies! (subject to local fisheries rules). You too could obtain a net recreation fishing licence. The City of Mandurah Council have recently endorsed a masterplan to upgrade the foreshore (one street over) on John Street and Peel Parade which is expected to cost around \$2.5 million and to be finished by 2025. The plan includes trails, viewing decks, playgrounds, shelters, seats, bird hide upgrades and an environmental fence to protect 4 migratory birds. Take the dog for a walk along the Estuary, down to the Serpentine River and boat ramps. This property is also walking distance to the John Street Protected Bird sanctuary, a stunning reserve where the Estuary meets the Serpentine River. Within a 5-10 minute drive you will find the Mandurah town centre, Mandurah Mariner, Mandurah Foreshore, Mandurah shopping centres, public and private schools such as Mandurah Catholic College, the Peel Hospital, medical centres, and popular surf beaches. Crabbing, fishing, boating, jet skiing, windsurfing and kayaking all at your doorstep, plus the myriad of pathways around the Estuary to explore, with all the beauty that Mandurah has to offer! At this price don't miss out on securing your dream waterfront lifestyle with this ultimate block to build your first home, holiday home or forever home. For further information or design ideas, contact the area specialist Nicole Hindmarsh today 041 581 5156. 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.