

# 35 Wanjeep Street, Coodanup, WA 6210

ACTON

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PROPERTY

## House For Sale

Saturday, 9 December 2023

35 Wanjeep Street, Coodanup, WA 6210

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 1042 m2

Type: House



Brody Harris  
0895502000



Emma Pinington  
0895502000

## Mid-High \$500,000's

It is with absolute pleasure that Brody & Emma from Team Harris introduce this incredibly expansive property to the market. Set on a whopping 1,042sqm block and situated just 500m to the Peel Estuary, Foreshore Reserve, playground and boat ramp, plus conveniently close to schools, shops, parks, medical facilities and transport. This expansive residence represents exceptional value for fun-filled family living, incorporating a multi-functional floorplan with several spacious living areas, protected outdoor entertaining area with built-in outdoor kitchen, boat/caravan parking and drive through access to a huge 9x6.5m powered shed with plenty of extra workshop space that is plumbed with its own toilet, heating and storage - perfect for working on those all-hours projects. This one leaves no box unticked and makes a perfect choice for budding families looking for room to grow, renovators, tradesperson or savvy investors and simply must be on your list! Outstanding features include:

- 1,042sqm lot, 139sqm residence, 1984 construction
- 4 x bedrooms, 1 x bathroom, 2 x extra height garage, 2 x undercover parking
- Drive-through access with parking for the boat, caravan or additional cars
- Huge 9x6.5m powered shed with plenty of workshop space that includes with built in storage, plumbed toilet and heating
- Protected outdoor entertaining area with built-in outdoor kitchen
- Established backyard offering plenty of room for kids or pets to play, or add a swimming pool if desired (STCA)
- Spacious light and bright kitchen with gas cooking, double fridge recess plus plenty of storage and bench space
- Multiple light and bright living areas incorporating open main kitchen/dining/living plus separate lounge/theatre
- Generous bedrooms all fit with built in robes
- Recently renovated bathroom with spacious shower and opulent bath tub
- Sizable laundry with room to renovate and incorporate a second bathroom
- Ducted evaporative air conditioning + reverse cycle a/c to lounge and master
- Cosy wood fire heating + ceiling fans throughout
- Tranquil estuary-side location, close-by to the boat ramp and an ideal for a lifestyle of fishing, crabbing and boating
- Conveniently close to all amenities including the Forum Shopping Centre, schools, parks, medical & transport