

37 Bertram Street, Coodanup, WA 6210

Mandurah

House For Sale

Monday, 22 April 2024

37 Bertram Street, Coodanup, WA 6210

Bedrooms: 3

Bathrooms: 2

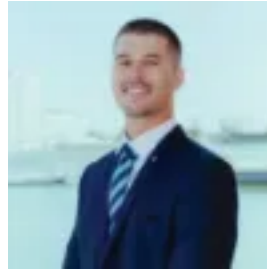
Parkings: 2

Area: 1012 m2

Type: House



Clare Seamer
0895819999



Mitchell Seamer
0895819999

Best Offer Over \$949,000

Welcome to your new home overlooking the Serpentine River and beyond! Living here means having crabbing, fishing, boating, jet skiing, windsurfing and kayaking opportunities right at your doorstep. This residence offers more than just a place to live, it extends an invitation to embrace a leisurely pace of life, where each day embodies the spirit of a vacation. Upon entering the residence, you're greeted by soaring ceilings and expansive windows offering scenic vistas of the river. Relax in the lounge area, captivated by the enchanting view while indulging in a good book. Step into the stylish, neutral-toned kitchen featuring stone waterfall benches, induction stove, integrated rangehood, oven, dishwasher, breakfast bar and abundant self-closing storage. Adjoining the dining area, this open-plan living space is complemented by a split-system air conditioning unit, cozy wood fireplace and sleek black ceiling fans, ensuring comfort throughout the year. Heading down the hallway you'll find the spacious master bedroom adorned with plantation shutters, ceiling fan and triple door robes. Attached is a contemporary ensuite complete with a stone vanity, freestanding bath, w/c and floor-to-ceiling tiles. Two nearby minor bedrooms boast ample space and are conveniently situated adjacent to the contemporary main bathroom, featuring a shower, stone vanity and w/c. A laundry is close by with stone benches and ample carboards with easy access outside. Take pleasure in hosting gatherings and unwinding on your spacious patio overlooking the river and beyond. Complete with a cozy fire pit, it's the perfect spot to embrace the upcoming winter season. This property boasts convenient drive-through side access via the sealed asphalt driveway to your powered workshop, featuring double roller doors to maintain a pleasantly cool environment. The powered workshop measures 9.5m x 6.6m and includes a lean-to carport of 9.5m x 3.3m providing ample space for storage of your toys such as your boat, caravan and your project car. Additionally, there is a second carport for your convenience, along with generous room for guest parking. The property also features a chook pen, automatic reticulation for the pristine gardens and a spacious rear area awaiting your creative touch. Extras include:- 1,012m² lot- Double gate entry- Pique Fox modular home- 1 x split system- Wood fire - Ceiling fans throughout - Stone benches throughout - Solar hot water system - Side access - Powered workshop 9.5m x 6.6m- Lean to attached to workshop, 9.5m x 3.3m- Carport- Chook pen- Automatic reticulation - Fire pit Indulge in the sandy, man-made beach just across from this residence, an ideal spot for the kids to enjoy. With convenient access to the river for your canoe adventures, this location truly stands out! In the Coodanup are locals fondly refer to the region between the Serpentine River and the Peel Harvey Estuary as "Nairns." Originally dotted with fishing shacks in the 1950s and 1960s, this holiday home "island" has transformed over the years. Today, it is a cherished spot for many full-time residents who appreciate its hidden nature. The City of Mandurah Council has recently approved a masterplan to enhance the Coodanup estuary foreshore. This project estimated to cost \$2.5 million, is set to be completed by 2025. The plan encompasses the creation of trails, viewing decks, playgrounds, shelters, seating areas, upgraded bird hides and an environmental fence to safeguard four migratory bird species. Welcome the calmness and revel in the delight of living by the river! Call Clare Seamer's 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.