

**39 Nairn Road, Coodanup, WA 6210**



**House For Sale**

Wednesday, 12 June 2024

39 Nairn Road, Coodanup, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Rachel Molini  
0420861500

## All Offers Presented

Rachel Molini proudly presents 39 Nairn Road, Coodanup. SET DATE SALE: All offers are to be presented by 4pm Tuesday 25th June 2024. The seller reserves the right to accept an offer prior to the close of the set date sale. Located between the serene Peel Inlet and the picturesque Serpentine River, this 4 bedroom, 2 bathroom home offers the ultimate family living experience. Situated on 1012sqm, this home provides ample space for everyone and promises a lifestyle that friends and family will envy. Imagine fishing, boating, crabbing, and watching dolphins frolic in the estuary – your new life awaits. This exquisite residence boasts four bedrooms, all with built-in robes, a stylish bathroom with feature tiling and tapware, and an equally elegant ensuite. The kitchen is a chef's dream, featuring a large freestanding oven and hotplates, range hood, ample bench space and cupboards, an appliance cupboard, and a striking tiled splashback. The meals area flows into a spacious games room with vaulted ceilings and a tiled fireplace, perfect for winter. The front entry leads to a large lounge room complete with a two-way heater and decorative cornices. For year-round comfort, enjoy the expansive gabled fully enclosed patio. The backyard is a haven for kids and pets, with numerous fruit trees including nectarine, pomegranate, lime, orange, and walnut. There's also drive-through access to a large powered 7x7 workshop and a gazebo. Additionally, there's space for free-range chickens and beautifully landscaped gardens. Other outstanding features of this home include:- 5kw solar system, installed in December 2023 - ensuring minimal electric bills- Panasonic zoned, reverse cycle air conditioning and two wood fires- 7x7 3 phase powered shed- Walking distance to the estuary and river- A short drive to Mandurah Foreshore, schools, hospital, beaches, shopping centres, and the train station. Don't miss this rare opportunity to secure a superb family home with an enviable lifestyle. This beautiful home won't be around for long! Call Rachel Molini on 0420 861500 to arrange an inspection. This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at the Openn App/Website. Contact the sales agent IMMEDIATELY to avoid missing out. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.