

43 Nairn Road, Coodanup, WA 6210

Mandurah

Sold House

Tuesday, 27 February 2024

43 Nairn Road, Coodanup, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1014 m2

Type: House



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\$520,000

Nestled between the Peel Harvey Estuary and Serpentine River, this three bedroom home is located in an area the locals fondly refer to as Nairns. Only a short drive to multiple boat ramps, this area is traditionally known as a holiday retreat, quiet and laid back with many choosing to live here full time. Residents know how lucky they are to live here, a little piece of paradise tucked away amongst incredible waterways and enchanting birdlife. Positioned on a large 1014 sqm block, there is potential for subdivision, subject to council approval. Options are endless here. You may wish to keep the house as is, utilizing the large block for the boat for a relaxing holiday getaway or an idyllic place to call home, start again and build your dream home, or plan ahead for your future with the rewards that could come from dividing the lot (Subject to Council approval) As it stands now, the home is comfortable, with a laid back charm and is walking distance to the estuary and lake. Features include: Light and bright retro kitchen with ample cupboard space, stand alone oven and herringbone flooring Front lounge with wood fire and split system air conditioning Master bedroom with built in robe Minor bedrooms with ceiling fans Main bathroom with shower and bath Laundry with second shower Sheltered outdoor areas to relax and entertain Undercover parking and 3.4 x 5.9m (approx..) garage and side access Freestanding carport with 3 x 6m storage room Subdividable block (STCA) Within a 5-10 minute drive you will find the Mandurah town centre, Mandurah Foreshore and Marina, The Forum Shopping Centre 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. Our property management team have estimated a rental return of \$450 - \$470 per week is achievable in the current market. 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.