

# 44 Peel Parade, Coodanup, WA 6210



## House For Sale

Thursday, 4 April 2024

44 Peel Parade, Coodanup, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



Sam Beechey  
0895374444

## Offers from \$650,000

SET DATE SALE: All offers are to be presented by 4pm Tuesday 16th April 2024. The seller reserves the right to accept an offer prior to the close of the set date sale.

**What to love;**Introducing a charming waterfront property nestled along the pristine waterways of the Peel Inlet, offering an unparalleled opportunity for those seeking the ultimate weekender or family holiday home. This rare parcel of land spanning 1,012m<sup>2</sup> presents itself as the perfect canvas to build your forever home or indulge in the serene ambiance of a cute cottage.Boasting uninterrupted views of the Peel Inlet, this property invites you to settle in and savour your morning coffee on the front patio, where the graceful swans glide past, creating a picturesque backdrop for your daily routine.Featuring a cozy yet spacious layout, this 3-bedroom, 1-bathroom abode provides comfort and convenience. Additionally, a large shed enhances the property, offering ample storage space or potential for customization to suit your needs.With endless possibilities awaiting, whether you're envisioning a tranquil retreat or an adventurous playground, this property caters to your every whim. Don't miss out on the chance to own a slice of waterfront paradise, where every day feels like a vacation.

**What to know;**Waterfront location with uninterrupted views of the Peel InletRare 1,012m<sup>2</sup> land parcelUltimate weekender or family holiday home potentialOpportunity to build your forever home3 bedrooms and 1 bathroom layoutLarge shed for storage or customizationPristine waterways of the Peel InletCute cottage charmEndless possibilities for a creative buyer100m approx. to the newly redeveloped Coodanup ForeshoreCouncil rates \$1800 approx.Water rates \$842 approx.Rental \$430 - \$500 approx. per weekWho to talk to;Sam Beechey | 0419 774 204 | sbeechey@realmark.com.au