

46 Whimbrel Crescent, Coodanup, WA 6210

Mandurah

Sold House

Saturday, 24 February 2024

46 Whimbrel Crescent, Coodanup, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 235 m2

Type: House



Nicole Hindmarsh
0895819999

\$485,000

SOLD *** This property is now SOLD ***Nicole Hindmarsh is proud to welcome 46 Whimbrel Crescent, Frasers Landing Mandurah to the market. Are you looking for the ultimate downsizer? Or would you like to have a small mortgage and not compromise on quality and style? This beautifully presented home rests close to walking trails, parks, and the Serpentine River. Nestled in Frasers Landing Estate, you will feel like you are in the middle of nature however very close to all amenities- only 5 minutes to the main shopping centre Mandurah Forum, the beach, public transport and the Peel Health Campus. With extra low strata fees only \$316.25 per quarter. The advantage of this is that all the parklands are maintained for your enjoyment plus if there is anyone in the Estate who is not adhering to the peaceful living rules, then you have the strata who will step in and assist you. This area of Frasers Landing is predominately retirees, singles and small families. You are allowed one dog or one cat with a breed weight less than 10kg. With a myriad of walkways and paths to follow there are plenty of private spaces for you to soak up the natural bushland, spot the bandicoots, bobtail lizards, kangaroos and bird life. Walk to the Serpentine River, or the Peel Harvey Estuary, our beautiful waterways are all on your doorstep right here to explore. Boasting three queen bedrooms, 2 bathrooms this 10 year old home is deceptively spacious. Open-plan modern kitchen, dining and lounge plus garage with shoppers' entrance. The internal courtyard would be the perfect place to turn into a secure cat run. Frasers Landing is continuing to expand on the Southern side of the estate with more land becoming available in this highly sought-after Estate. Why build when all the hard work is done for you and this property is selling well below today's replacement cost! The current owners have lovingly maintained the home and have added the following improvements:-
- Whole home internally painted
- New locks and security doors
- Automatic reticulation off tap timers
- LED lighting throughout, ceiling fans
- New dishwasher
- New window treatments, sheers and blinds
- 5 year termite barrier treatment installed Dec 2023
This beautiful home offers light and bright inviting living spaces with views of the bushland, only one neighbour and has plenty of space in the garden to place your own vegie garden, plus heaps of storage in the garage. Find out why this area is a hidden gem and contact the area specialist Nicole Hindmarsh today for your private inspection 041 581 5156. 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.