

**5 Bertram Street, Coodanup, WA 6210**

— Mandurah

**House For Sale**

Thursday, 7 December 2023

5 Bertram Street, Coodanup, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1029 m2**

**Type: House**



Nicole Hindmarsh  
0895819999

**From \$575,000**

Nicole Hindmarsh is proud to welcome 5 Bertram Street, Mandurah to the market. Situated opposite the glistening water of the Serpentine River, boasting a massive 21m frontage, this property has gorgeous waterfront views! Plus nestled 2 minutes towards the end of this quiet street, you will find the boat ramp which will allow you access to the Serpentine River through to the Peel Harvey Estuary and the Murray River.\*\*\* FIRST HOME OPEN SATURDAY 9th December 11 - 11.30am \*\*\*Why not take the family out for a day of crabbing and fishing, or crayfishing if you travel further South to the Indian Ocean, out from the Dawesville Cut. Or for a lovely day on the water head down the Murray River for lunch at the Ravenswood Hotel or the South Yunderup Hotel the choice is yours! Either way there is nothing like a day on the water and this property also offers parking for the boat, caravan or trailer as well with the side access to the HUGE shed. This beautiful home really needs to be viewed to be appreciated! Feel like you are miles away in the country, yet you are so close to town and all the amenities! This quiet pocket of Old Coodanup, is what the locals refer to as "Nairns". Whether it's the perfect HOLIDAY home you are seeking or your next FOREVER home, here you and your family will enjoy waterfront views all day long! Spend weekends with the kids fishing and crabbing on your doorstep, along with the multiple water sports this area is renowned for: kite surfing, wind surfing, jet skiing and boating. Features of this property include: • Open plan living area with wood fire • Master suite with private ensuite, shower, vanity and WC • Second bathroom with shower, separate WC, laundry sink and linen cupboard • Rinnai Gas hot water system • NBN connected • Side access to HUGE powered shed / workshop 12m x 6m approx. • Park the boat, caravan and trailer here! • 1,029sqm block • Established mulberry tree • Sewer connected, Scheme water connected\*\*\* Please note this property does not have a jetty included \*\*\*Situated on a large 1,029sqm block with side access to drive through to the 12m x 6m (approx.) powered workshop, with no height restrictions, there is parking for the caravan, boat, cars and trailer here! Multiple boat ramps in this area depending on where you feel like fishing however, you don't even need to put the boat in to get a feed of our Mandurah Blue Manna crabs by walking across the road and scooping in the Serpentine River or two blocks behind in the Estuary. Wednesday nights, the net fisherman can be seen catching yellowfin whiting, bream, cobbler, mullet and of course blowies! (subject to local fisheries rules). You too could obtain a net recreation fishing license. This property is also walking distance to the John Street protected bird sanctuary, a stunning reserve where the Estuary meets the Serpentine River. Within a 5-10 minute drive you will find the Mandurah town centre, Mandurah Marina, Mandurah Foreshore, Mandurah shopping centres, public and private schools such as Mandurah Catholic College, the Peel Hospital, medical centres, and popular surf beaches. BCrabbing, fishing, boating, jet skiing, windsurfing and kayaking all at your doorstep, plus the myriad of pathways around the River to explore, with all the beauty that Mandurah has to offer! Don't miss out on securing your dream waterfront lifestyle, contact the area specialist Nicole Hindmarsh today 0415 815 156. 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.