

# 64 Whimbrel Crescent, Coodanup, WA 6210

Mandurah

## Sold House

Friday, 3 May 2024

64 Whimbrel Crescent, Coodanup, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 253 m2**

**Type: House**



Michael Goodwin  
0895819999



Christine Goodwin  
0895819999

**\$595,000**

Perfectly positioned within the embrace of Frasers Landing Estate, this contemporary 3 bedroom, 2 bathroom plus office residence, offers a harmonious blend of modern comfort and natural beauty. Set amidst picturesque bushland, the property boasts a striking façade of rendered brick and iron, perfectly complemented by meticulously bush landscaped gardens that effortlessly marry aesthetics with low maintenance. Stepping inside, you are greeted by a sense of spaciousness and sophistication with beautiful hybrid timber look flooring. The private atrium with timber decking and Scillian roof, accessible through bi-fold doors from the main bedroom, lounge and kitchen zones, serves as a tranquil oasis, inviting you to unwind amidst the gentle rustle of leaves and the fragrance of native flora. The heart of the home is a testament to both style and functionality. LED lighting illuminates the sleek water edge stone benchtops, enhancing the elegance of the space, while a glass splashback adds a touch of contemporary flair. Equipped with appliances from SMEG and an integrated dishwasher, the kitchen exudes both luxury and practicality making it a haven for culinary enthusiasts. Comfort is paramount in this residence, with ducted reverse cycle air conditioning ensuring year-round climate control. For cozy evenings, a natural pebble flame gas fire lends a warm ambiance, perfect for unwinding with loved ones after a long day. Security is of the utmost importance with a comprehensive CCTV security system offering peace of mind, allowing residents to rest easy knowing their home is protected. Architectural details further elevate the space, with high ceilings adorned with shadow cornices lending an air of sophistication to every room. Whether entertaining guests or enjoying quiet moments of solitude, the private undercover courtyard provides a versatile outdoor space, ideal for alfresco dining or simply basking in the beauty of nature. Adding to its appeal are 8 solar panels, offering both environmental sustainability and cost savings. 5 Minutes' drive to hospital, shopping centre and train station, location is everything. With its seamless integration of modern amenities and natural surroundings, this property epitomizes the epitome of contemporary living in Frasers Landing Estate. • Double garage that fits 4 X 4 • Security doors and cameras • Solar Hot Water System • Ducted Reverse Cycle Air Conditioning • Private front Veranda Whether seeking a peaceful retreat or a stylish entertainer's paradise, this home offers a lifestyle of unparalleled comfort and beauty. Strata Fee \$206 per quarter including reserve fund. This is one not to miss - call Michael on 0417 927 159 or Christine on 0404 048 880 to view. By direction of the sellers, any potential offers will be presented after the first home open. 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.