

**67 Bertram Street, Coodanup, WA 6210**

Mandurah

**Sold House**

Monday, 23 October 2023

67 Bertram Street, Coodanup, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 1724 m2**

**Type: House**



Clare Seamer  
0895819999

**\$1,180,000**

The sellers have chosen their next venture and are on the market to SELL. This property will be SOLD utilising the Set Date to Purchase Campaign where all offers will be presented by 5pm Monday the 13th November unless SOLD prior. The sellers reserve the right to accept an offer prior to the end of the campaign that meets their requirements. Please register your interest with Clare Seamer's Team today on 0478 691 304. Welcome to your dream home nestled by the serene Serpentine River! From the moment you arrive, you'll be captivated by the extraordinary entertaining area featuring a stunning cedar lined alfresco and gabled patio looking out towards the river and beyond. Stepping inside picture yourself enjoying intimate dinners in the front dining area, mesmerised by the picturesque view. With soaring ceilings and tall windows, the space feels expansive, airy and flooded with natural light. Step into your beautiful neutral toned kitchen equipped with fantastic appliances including an integrated fridge, freezer, microwave plus an oven, induction stove and a rangehood. The kitchen is complete with ample cupboards and drawers offer plenty of storage, while the butler's pantry has power outlets, ensures a clutter free cooking experience. This home boasts two generously sized minor bedrooms with double robes and plantation shutters, providing comfort and relaxation. The adjacent bathroom features a contemporary hobless shower, vanity and a conveniently located w/c. The master bedroom is a retreat in itself, featuring fantastic cabinetry for your wardrobe essentials. The ensuite is equally luxurious with a hobless shower, vanity and a separate w/c. There is an excellent laundry close by with ample cabinetry and storage plus easy access outside. The spacious lounge room at the rear of the home offers a cosy space to unwind, with easy access to the rear alfresco area. Outside the alfresco overlooks meticulously manicured lawns and a sandpit, creating a perfect play area for kids. With side and drive-through access there's ample space to store your boat, caravan and additional cars. But that's not all, this property offers endless possibilities! Imagine the potential of the rear block, which could be subdivided for future investment and giving you the option to sell a portion or install a large workshop to store all your toys comfortably. This property is the ultimate waterfront escape, featuring your very own jetty. Launch your boat or canoe and explore the beautiful Serpentine River, or take a leisurely trip to the Ravo or Sandy Cove Tavern for lunch. Extras include:- Huge 1,725m<sup>2</sup> block- Subdivision process has been started already by the sellers- Plantation shutters- Ducted r/c a/c- Amazing river front entertaining area- Rear alfresco area- Putting green at the front- Solar panels - Private jetty In the Coodanup are locals fondly refer to the region between the Serpentine River and the Peel Harvey Estuary as "Nairns." Originally dotted with fishing shacks in the 1950s and 1960s, this holiday home "island" has transformed over the years. Today, it is a cherished spot for many full-time residents who appreciate its hidden nature. The City of Mandurah Council has recently approved a masterplan to enhance the Coodanup estuary foreshore. This project estimated to cost \$2.5 million, is set to be completed by 2025. The plan encompasses the creation of trails, viewing decks, playgrounds, shelters, seating areas, upgraded bird hides and an environmental fence to safeguard four migratory bird species. Living here means having crabbing, fishing, boating, jet skiing, windsurfing and kayaking opportunities right at your doorstep. This home is not just a residence it's an invitation to a slower pace of life, where every day feels like a holiday. This beautiful home really needs to be viewed to be appreciated! Embrace the tranquility and experience the joy of riverfront living. Call Clare Seamer's Team today for more information 0478 691 304. 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.