

# 94 Thornbill Crescent, Coodanup, WA 6210



## Sold House

Tuesday, 22 August 2023

94 Thornbill Crescent, Coodanup, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 265 m2**

**Type: House**

**\$380,000**

Fraser Landing Estate offers a great lifestyle for the person that wants to be close to shops, river and parkland. Perfect for FIFO worker or the home downsizer that wants to travel. Fantastic investment for the investor or first home buyer that wants to get their foot into the market. Mandurah shopping centre very close by. On offer: Three very generous size bedrooms with robes. Main bedroom has His and Her robes. Main bathroom with deep bath. Ensuite with two shower heads. Open plan well designed kitchen and meals area. Theatre room with double doors. 900 mm oven and 5 burner gas hob. Stone bench top in the kitchen. Ducted evaporative air conditioning. Two toilets. Paved alfresco area under main roof. Double car garage. Corner block. Small pets allowed, some dog breeds not allowed, please talk to me. Built: 2016 Lot size: 265 sqm Measurements according to House Plans: House: 118.68 sqm Alfresco: 15.08 sqm Garage: 34.60 sqm Total Area: 168.36 sqm Strata Levies: \$231.00 per quarter Reserve Levy: \$17.50 per quarter Water Usage: \$35.58 approx every 2 months Water Rates : \$1355.22 approx pa Shire Rates: \$1851.03 approx pa Mandurah Forum shopping centre approx: 1.3 km Coodanup College approx: .700 metres Greenfields Primary School approx: 1 km Bus stops on Pinjarra Road approx: 640 metres Serpentine river and parkland a short walk. Please Note: Tenant will be vacating 12th August, currently paying \$410 per week. Possible rent \$460 per week. 48 hours notice must be given to view the home. To view please give me a call or email me direct Gayle Maher.