

**14 Peppermint Cl, South Yunderup, WA, 6208**

**Professionals**

**House For Sale**

Saturday, 17 August 2024

14 Peppermint Cl, South Yunderup, WA, 6208

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Immaculate cottage home with room to grow

Kathryn Fiorenza is pleased to present to the market a beautiful property with a steel frame cedar home, two large sheds located at the end of a cul-de-sac just a stone's throw from the Murray River.

The home has two bedrooms and two bathrooms, provides central living and a very spacious two level decked entertaining area finished with café blinds, perfect to use all year round.

This property also offers two large workshops, perfect for a home business, trades needing space, storing toys or mancave... the choice is yours! The main workshop is impressive, approx. 18m x 9m x 3m height with 3 phase power and four roller door access (extra height) and insulation. Outside is hard stand for extra parking. An additional 12x6m workshop with lean-to is located at the front of the property.

Other features of the property:

- Gravel driveway
- Stunning trees and established garden providing privacy
- Front and rear decked verandahs
- Modernized home with LED lighting
- Ceiling fans, Split system air-conditioning
- Central tile fire in living area
- Spacious galley kitchen complete with modern appliances, breakfast bar & dishwasher
- Upstairs parents retreat, with a second sitting area, king size bedroom with built in robes, tidy ensuite and private balcony
- The minor bedroom is located downstairs as is the second bathroom, laundry and linen
- Recently upgraded power supply
- Connected to scheme water
- On Septic

With so much space available you could add a granny flat or carry out main home extensions without restrictions.

Approximately a short 14km drive into Central Mandurah, only 8kms to Pinjarra and 6.5kms to Freeway entry, living in South Yunderup will leave you feeling like you're just far away enough from the hustle and bustle to be on a constant vacation.

There are many local shops and restaurants close by, including the Ravenswood Tavern, plus the family favourite "Adventurescape" playground and Austin Cove Primary School.

No stone has been left unturned, move right in and enjoy the tranquility of rural living. For your private tour of this unique home contact Professionals Sales Associate, Kathryn on 0427 475 661.

Council: \$2065 approx. p/a Water: \$265 approx. p/a Built: 2002 Land: 1.3HA<sup>2</sup>

\*The description provided is for general information purposes only. Professionals Mandurah believes that this information is correct but it does not warrant or guarantee the accuracy of the information. Buyers are advised to undertake independent due diligence and make their own enquiries regarding the property, as no responsibility can be accepted by Professionals Mandurah for any information that may be deemed incorrect.