

157 Culeenup Road, North Yunderup, WA 6208



House For Sale

Friday, 12 July 2024

157 Culeenup Road, North Yunderup, WA 6208

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



Shelley Clayton



Mark Clayton
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From \$1,200,000

Offered for the first time in 24 years, this immaculately presented riverside holiday or forever home offers a picture-perfect lifestyle as wonderful as its name suggests. With its own brand-new jetty, 3 spacious living areas, massive workshop, studio/games room & storage galore, there's much more to this unique property than first meets the eye. Eleven minutes by car to Mandurah, you'll have the best of both worlds here – the dynamic, cosmopolitan café culture of one of WA's most vibrant & fastest growing regional cities close by to enjoy & the peace & serenity of your riverside oasis where you can cast a line, take the boat out for a spin, walk or cycle along the meandering tree-lined Murray riverbank or simply watch the world go from your spacious verandah. - Built in 1950 on highest point in street and significantly extended & refurbished (1012m² Green Title)- Single storey with 3 spacious living areas, massive studio, workshop & more (total area: 386m²)- A prime tourist destination surrounded by pristine waterways, wetlands & nature reserves- Freshly painted & lovingly maintained, the current owners have holidayed here with family for 24yrs- Double carport with garage doors – drive through to workshop with 3-phase power & work bench- Set up as 3 bedrooms, but master was 2 separate bedrooms & could be readily converted- Full length verandah to front of house overlooking the park & river, pergola to the rear- Open plan kitchen/meals/sitting room with timber look vinyl floors; lovely river & park outlook- Kitchen is spacious & features new laminate benchtops, breakfast bar, s/s appliances, walk-in pantry - 2 additional living areas with white raked ceilings & tiled floors; cosy wood fire to lounge- Bathroom is in great condition with bath & separate shower, separate 2nd W/C- The separate studio is massive (7 x 16m) & is carpeted with wood panelled walls – so versatile!- Ducted evap. A/C (2 yrs old) & white timber blinds throughout, bottled gas & electricity, deep sewer- Other features include 2 good-sized, carpeted minor bedrooms (one with triple mirrored robe), large laundry, blow-in insulation, storeroom on concrete pavers, 2 woodsheds, Colorbond fences- Easy access to the ocean via the mouth of the river (boating/fishing enthusiasts, take note)- Ideal holiday, family or downsizer's home – could be redeveloped in years to come if you wish- 10km from the heart of Mandurah, less than 14kms from Pinjarra, convenient to shopping centres, schools & other amenities, good roads and rail from Mandurah to the Perth CBD.Council Rates: \$1,950.00Water Rates: \$1,250.00