

22 Roy Road, Coodanup, WA, 6210

Mandurah

House For Sale

Saturday, 17 August 2024

22 Roy Road, Coodanup, WA, 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Nicole Hindmarsh
0895819999

Sold by HARCOURTS Mandurah - Nicole Hindmarsh

Nicole Hindmarsh is proud to welcome 22 Roy Road Coodanup Mandurah to the market.

Tucked away one street to the Peel Harvey Estuary waterfront foreshore rests this beautiful renovated home on a generous 893sqm corner block. For the investors- the sellers can rent back for 1- 2 years! You can see that they keep this property immaculate and well maintained!

**** First Home Opens this Saturday 12th August and Sunday 13th August 2- 2.30pm ****

Boasting two side accesses through secure double gates, park the boat, caravan and trailers with still plenty of space for the kids, grandkids and pets to run around in the fully fenced yard. Massive 10m x 8m powered shed will accommodate all the toys and will appeal to many buyers!

Plus this corner 893sqm zoned R20/12.5 block has the potential for subdivision **subject to local council and WAPC approvals**

Step inside and you will appreciate the two separate living spaces with the front lounge, plus a large loungeroom at the back of the home which can be closed off allowing even the loudest movie or football game!

My favourite is the renovated kitchen with sweeping wrap around benchtops, near new appliances including cooktop and oven, heaps of drawers, glass feature overhead cupboards, this ample storage will make cooking for the family a breeze.

With the backyard facing North this allows for outdoor entertaining in the large patio or carport which the sellers have converted to an outside "man cave" which has room for the pool table and dart board.

Additional features of this beautiful property include:

- ☑ Ducted air-conditioning
- ☑ Gas bayonet for heating
- ☑ NBN connected
- ☑ **Please note spa not included in the sale**

Multiple boat ramps in this area depending on where you feel like fishing either in the Peel Harvey Estuary, Serpentine River, Murray River or deep-sea Indian Ocean fishing, you have all options to go to from here! However, you don't even need to put the boat in to get a feed of our Mandurah Blue Manna crabs by walking 3 minutes and across the road for scooping in the Estuary. Wednesday nights, the net fisherman can be seen catching yellowfin whiting, bream, cobbler, mullet and of course blowies! (subject to local fisheries rules). You too could obtain a net recreation fishing licence.

Take the dog for a walk along the Estuary, down to the Serpentine River and two boat ramps. This property is also walking distance to the John Street protected bird sanctuary, a stunning reserve where the Estuary meets the Serpentine River. Within a 5-10 minute drive you will find the Mandurah town centre, Mandurah Mariner, Mandurah Foreshore, Mandurah shopping centres, public and private schools such as Mandurah Catholic College, the Peel Hospital, medical centres, and popular surf beaches.

The City of Mandurah Council have recently endorsed a masterplan to upgrade the adjacent foreshore which is expected to cost around \$2.5 million and to be finished by 2025. The plan includes trails, viewing decks, playgrounds, shelters, seats, bird hide upgrades and an environmental fence to protect 4 migratory birds.

Crabbing, fishing, boating, jet skiing, windsurfing and kayaking all at your doorstep, plus the myriad of pathways around the Estuary to explore, with all the beauty that Mandurah has to offer! Don't miss out on securing this lifestyle, contact

the area specialist Nicole Hindmarsh today 041 581 5156.

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.