

47 Culeenup Road, North Yunderup, WA 6208

House For Sale

Wednesday, 24 January 2024



47 Culeenup Road, North Yunderup, WA 6208

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1012 m2

Type: House



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Offers Over \$575,000 A Huge 1012sqm Block!

Big enough to accommodate the changing needs of a growing family, practical enough for a tradie that needs lots of parking and shed spaces, discover this hidden gem you've been waiting for – a spacious property nestled on a sprawling 1012sqm block, just steps away from the tranquil riverbank. This property is being sold in its current condition, as is where is, providing an ideal opportunity for those with a keen eye for potential and a passion for renovation. Whether you're looking for a personal project or a strategic investment, this is a chance to add significant value to a well-located property. This house is a canvas awaiting your creative touch, offering a unique opportunity to transform it into the home of your dreams.

Key Features: 3 x 1 x 1 Great side access Two living areas Separate Study Brick and tile home 1012sqm block Tiled throughout Carport parking Enclosed entertaining patio Three sheds Main sewer connection present Water Rates \$1361/yr approx. Council Rates \$1800/yr approx.

Expansive Block: Boasting a generous 1012sqm block, the potential for expansion and landscaping is limitless. Let your imagination run wild as you envision creating lush gardens, outdoor entertainment spaces, or even adding a pool to complement the riverside lifestyle.

Architectural Possibilities: The existing structure provides a solid foundation for your renovation aspirations. With a keen eye and a touch of creativity, you can revitalize this space to suit your taste and lifestyle needs.

Investment Opportunity: Renovators, developers, and savvy investors, take note! This property represents a prime opportunity to add significant value. With the right vision, you can turn this diamond in the rough into a masterpiece, potentially increasing its market value.

Proximity to Amenities: Despite its idyllic setting, the property is conveniently between Pinjarra and Mandurah, ensuring that the practical aspects of daily life are easily accessible. Plus the Forest Highway access is approximately 3km away. Looking online is one thing, but nothing beats seeing the real thing!

Contact Exclusive Selling Agent Martha Malkovic on 0439 930 043 or martha@kevingreen.com.au to arrange your walk through.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. Martha Malkovic 0439 930 043 martha@kevingreen.com.au Find Me On Facebook.