

**3A Wanjeep St, Coodanup, WA, 6210**

— Mandurah

**Sold Land**

Saturday, 17 August 2024

3A Wanjeep St, Coodanup, WA, 6210

Type: Land



Nicole Hindmarsh  
0895819999

## Sold by HARCOURTS Mandurah - Nicole Hindmarsh

Nicole Hindmarsh is proud to welcome 3A Wanjeep Street Mandurah to the market. Tucked away near the Peel Harvey Estuary rests this beautiful block offering many options. Will you build a two-storey home and take in the potential water views from the second level whilst creating caravan, boat and trailer parking? Or build a generous single-level home?

Offering 468sqm with a 13metre road frontage there are many options to design your new home. Block dimensions:

Front 13.084m

North Side 41.626m

South Side 41.469m

Rear 10.065m

\*\*\*Please note the front colorbond fence will be removed prior to settlement. The rendered front brick wall will remain.

With 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 launch the boat to get a feed of our Mandurah Blue Manna crabs by walking around the corner and 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, there is also one of our Mandurah Giants close by!

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, this ideal location is highly sought after by locals and holidaymakers alike. If you are looking for a the opportunity to build your new home close to the water, 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.