

40 Peel Parade, Coodanup, WA, 6210

Mandurah

Land For Sale

Saturday, 17 August 2024

40 Peel Parade, Coodanup, WA, 6210

Type: Land



Nicole Hindmarsh

0895819999

Build your own lock up and leave!

Nicole Hindmarsh is proud to welcome Proposed Lot 2, 40 Peel Parade Coodanup to the market. Set in an enchanting and peaceful location, with the Estuary on your doorstep, this rear battle-axe private block offers a generous 572sqm of land (470sqm excluding driveway) as well as a fantastic opportunity and the perfect spot to build your beautiful new home, a private lock up and leave, or investment property!

This property is now available for you and your family to share the magic of the Estuary lifestyle right at your doorstep. With crabbing available most of the year, plus net fishing on a Wednesday night, the Estuary offers many opportunities for fun with the whole family! Boating, kayaking, wind surfing and jet skiing are just some of the local attractions.

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. This parcel of land is also walking distance to the John Street Protected Bird sanctuary, a stunning reserve where the Estuary meets the Serpentine River.

Take the dog for a walk along the Estuary, down to the Serpentine River and two boat ramps. 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. Freeway entries close by for access to Perth or the Great Southern.

Services available for connection:

Deep sewer

Power

Mains Water

Mains Gas

NBN

To register your interest in this beautiful block of land contact the area specialist Nicole Hindmarsh 041 581 5156 today!

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.