

1/22 Peel Parade, Coodanup

Ultimate Escape solid brick home on Estuary Front

- Offers From \$719,000
- 3x1x1
- Built 1970
- House in brick
- 448m² lot
- 107m² building area

Discover the ultimate escape - perfectly positioned just steps from the tranquil estuary.

Spend your days crabbing, fishing, windsurfing, kayaking, or simply soaking in the ever-changing scenery, from sparkling waters to stunning views of the Darling Ranges and mere footsteps away from one of the iconic Giants of Mandurah.

Set on a 448m² street-front block, this charming property also offers the scope to transform the front yard into a vibrant outdoor retreat or potential Airbnb- ideal for guests to unwind and enjoy the location's natural beauty.

Inside, a spacious open-plan living area with split A/c and laminated floors welcomes you with large sliding doors opening to your street

3 1 1

FOR SALE
From \$719,000

VIEW
Sun 4th Oct @ 10:45AM - 11:15AM

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Interested parties must rely solely on their own enquiries.



patio that captures the waterfront outlook majestically.

The useful kitchen features high-gloss cabinetry, some soft closing drawers, timber benchtops, and practical electric appliances (electric oven) - perfect for preparing meals while taking in the views.

The home includes three bedrooms, with the master fitted with a large, robe. Each room enjoys wide windows and roller blinds, filling the interiors with light and coastal charm. The very original bathroom has separate toilet, and features shower and bath. There is also a linen BIC in the passageway.

Step outside to the large, step-down patio - an inviting space for entertaining or relaxing amid established trees and native gardens that ensure peace and privacy.

Guests to the property will love visiting the local giant Yaburgurt Winjan Cirkelstone, who is just across the road, as well as the wonderful Estuary Foreshore with its great walks, picnic and play areas as well accessing the crabbing, fishing, and water sports attractions.

Whether you're seeking a serene place to live, a smart long-term investment, or a highly desirable short-stay rental (registration application with local Shire required), this home delivers lifestyle appeal and strong income potential in one irresistible package.

Inspection by appointment encouraged prior to first open

Sold as is as inspected with no warranties. No gas (decommissioned) and retic/cctv is not in working condition.

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Tony Dos Santos and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4TU7FF2
Property Type	House
House Size	107 m2
Land Area	448 m2

Tony Dos Santos 0466 550 512

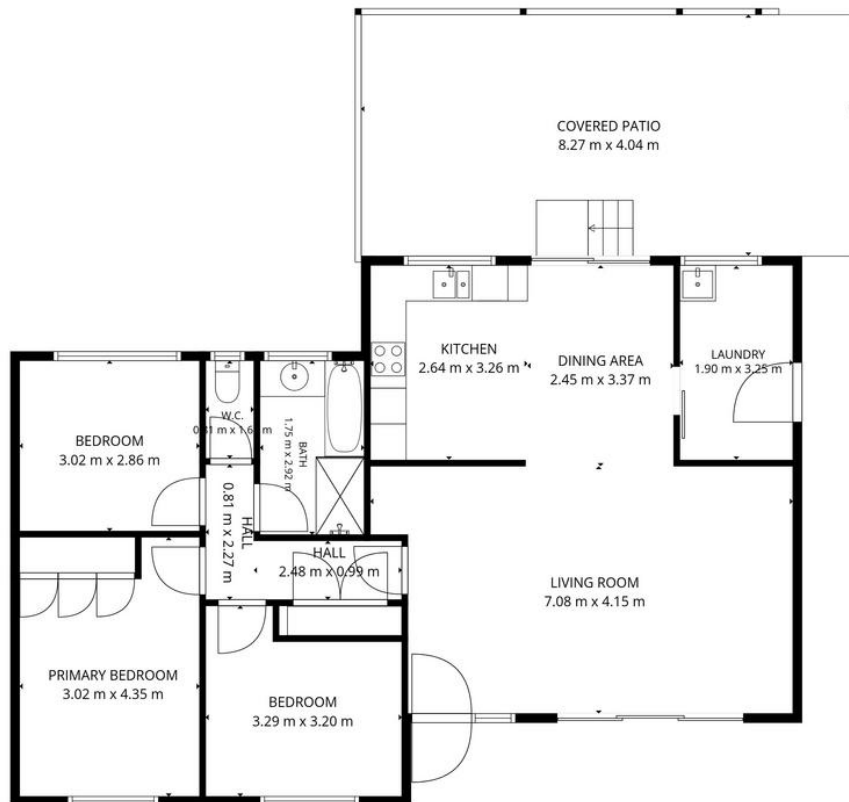
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TOTAL: 97 m2

1st floor: 97 m2

EXCLUDED AREAS: COVERED PATIO: 33 m2, WALLS: 7 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.