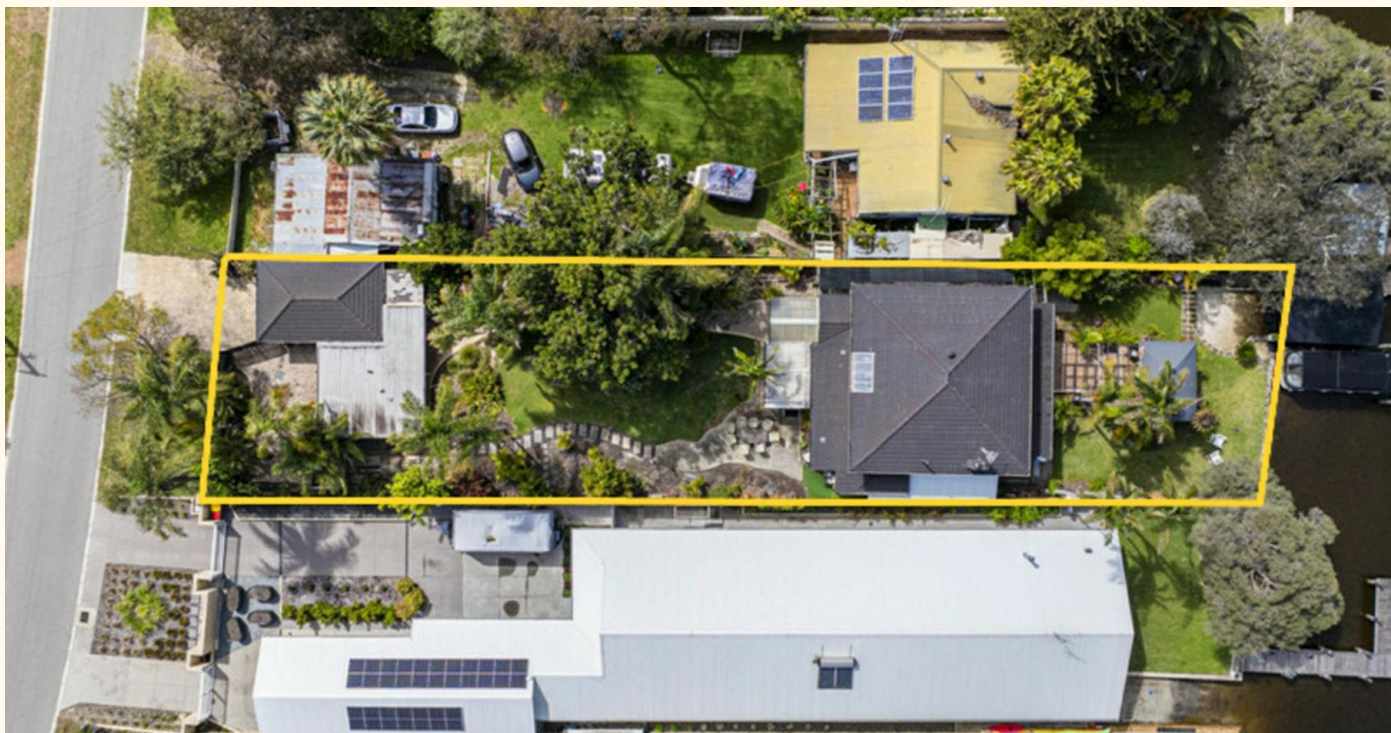




12 Culeenup Road, North Yunderup

"Oh To Own, Your Own Stretch of the Murray River"

12 Culeenup Road, North Yunderup | 4 bedrooms · 2 bathrooms · 3 car spaces · 1,057sqm

Start the day with coffee beside the Murray River and finish it under the riverside pergola as the light fades across the water. At 12 Culeenup Road, the river is part of everyday life.

Set on a generous 1,057sqm block with approximately 15.7 metres of river frontage, this two storey home comes with a private jetty, boatshed and a small riverside beach. Launch into a day of boating or fishing, take a kayak out for a quiet paddle, or invite friends over and settle in by the water.

Secure gates open to an established garden, where a winding path leads through greenery and palms to a home rich in character. Inside, jarrah floors, high ceilings and natural light give warmth to approximately 251sqm of living space.

The kitchen features jarrah benchtops and a servery to the living area. A living room with a gas fire, a sunroom and an enclosed patio that works well as a games room provide plenty of places to relax or

4 2 1

FOR SALE
\$1,750,000

VIEW
Sun 4th Oct @ 12:10PM - 12:30PM

AGENTS
Ian Watson
0428 887 599
iwatson.mandurah@ljhooker.com.au

Karen Watson
0419 950 203
kwatson.mandurah@ljhooker.com.au

AGENCY
LJ Hooker Mandurah
(08) 9586 5555

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



entertain.

Upstairs, the spacious main bedroom enjoys sweeping river views. Three further bedrooms and two bathrooms offer room for family and guests. There is also a single garage, double carport and storeroom.

North Yunderup offers an easygoing riverside lifestyle, with local cafés and the Ravenswood Hotel nearby. Mandurah and Pinjarra are within reach for shopping, schools and everyday needs, while access to the Forrest Highway makes trips further afield straightforward.

If you can picture life with the Murray River at your doorstep, contact us to find out more.

Ian Watson —0428 887 599
Karen Watson —0419 905 203
LJ Hooker Property Experience South
Proudly servicing Mandurah and the Peel Region.

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. Ian Watson, Karen Watson and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID 4TWWFF2
Property Type House

Ian Watson 0428 887 599
Sales Executive | iwatson.mandurah@ljhooker.com.au
Karen Watson 0419 950 203
Sales Executive | kwatson.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555
68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au





TOTAL: 209 m2
 1st floor: 129 m2, 2nd floor: 80 m2
 EXCLUDED AREAS: SCREENED PORCH: 22 m2, PORCH: 11 m2, COVERED PATIO: 35 m2,
 FIREPLACE: 1 m2, WALLS: 14 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.