







12 Culeenup Road, North Yunderup

"Start your mornings with coffee by the Murray River and unwind under the riverside pergola as the light fades."

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

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 22nd Nov @ 1:30PM - 2:00PM

AGENTS

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AGENCY

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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 950 203
LJ Hooker Property Experience South
Proudly servicing Mandurah and the Peel Region.

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MORE DETAILS

Property ID	4TWWFF2
Property Type	House











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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.

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