



164 Culeenup Road, North Yunderup

North Yunderup RIVERFRONT LIVING a commutable distance from the Perth CBD !

164 Culeenup Road, North Yunderup is approximately 1 hours drive from the Perth CBD depending on traffic. Which if the planned widening of the Freeway goes ahead should be even less.

Positioned directly on the banks of the Murray River, this substantial two-storey residence offers an enviable waterfront lifestyle with generous living spaces, relaxing outdoor areas and private boating facilities at your doorstep.

Set on approximately 885sqm and offering around 345sqm of internal living space, the home provides four bedrooms, three bathrooms and extensive parking for up to four vehicles. Its versatile layout is well suited to families, visiting guests or anyone seeking space to enjoy life by the river.

The upper-level balcony captures impressive views across the water, providing a wonderful setting for a morning coffee, evening drink or simply watching the boats pass by. Multiple living areas offer plenty of room to spread out, while the home's generous proportions make

4 3 4

FOR SALE

Please Call

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entertaining family and friends easy.

The layout of this property could very easily lend itself to a multi generational living arrangement.

Outside, the swimming pool creates a private place to unwind during the warmer months. The secure gated entrance adds privacy, while the private boat pen allows you to keep your boat at home and head directly onto the Murray River, Peel-Harvey Estuary and Mandurah's waterways whenever the mood takes you.

Property features include:

- Substantial two-storey riverfront residence
- Approximately 885sqm waterfront block
- Around 345sqm of internal living space
- Four spacious bedrooms
- Three bathrooms plus Powder Room
- Multiple living and entertaining areas
- Upper-level balcony with sweeping river views
- Below-ground heated swimming pool
- Private jetty, boat house with direct river access
- Secure gated entrance
- Parking for up to four vehicles
- Excellent accommodation for families and guests
- Direct access to boating, fishing, crabbing and kayaking

North Yunderup is known for its relaxed riverside atmosphere and strong sense of community. From here, you can explore the Murray River by boat, enjoy nearby cafés and the popular Ravenswood Hotel, or travel easily to Pinjarra and Mandurah for shopping, schools, medical facilities and entertainment. Convenient access to the Forrest Highway also makes travel north to Perth or south towards Bunbury and the South West straightforward.

Whether you are searching for a permanent waterfront residence, a family retreat or a property designed around boating and entertaining, 164 Culeenup Road presents an increasingly rare opportunity to secure a substantial home in one of North Yunderup's most desirable riverfront locations.

Experience the freedom of having the Murray River as your backyard.

For further information contact:

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LJ Hooker Property Experience South
Servicing the Mandurah and Peel regions

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MORE DETAILS

Property ID	4TUNFF2
Property Type	House
House Size	345 m2
Land Area	885 m2

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TOTAL: 326 m2
 Basement: 0 m2, 1st floor: 0 m2, 2nd floor: 186 m2, 3rd floor: 140 m2
 EXCLUDED AREAS: WINE CELLAR: 9 m2, GARAGE: 67 m2, COVERED PATIO: 18 m2,
 PATIO: 17 m2, PORCH: 15 m2, STORAGE: 2 m2,
 OPEN TO BELOW: 8 m2, BALCONY: 23 m2, WALLS: 28 m2

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