



42 Culeenup Road, North Yunderup

## Riverfront Paradise with Dual Living & Private Jetty

Welcome to 42 Culeenup Road, North Yunderup - a rare and remarkable opportunity to secure over 1,140sqm of absolute Murray River frontage, complete with your own private jetty, beach, and two separate residences.

This is more than a home... it's a lifestyle.

? Live the Waterfront Dream

Wake up to uninterrupted river views, enjoy your morning coffee on the deck, or paddle across to Pelicans Café. Spend your days boating, kayaking, crabbing, fishing, or simply relaxing as native birdlife surrounds you in complete peace and tranquility.

Character, Comfort & Space

The charming weatherboard and iron home, thoughtfully extended and renovated by a previous architect owner, blends timeless cottage appeal with modern functionality.

Main Residence Features:

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.

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**FOR SALE**

Offers from \$1,850,000

**VIEW**

Sat 11th Apr @ 12:00PM - 1:00PM

**AGENTS**

Ian Watson

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**AGENCY**

LJ Hooker Mandurah

(08) 9586 5555

 **LJ Hooker**

Three spacious bedrooms, two bathrooms  
Open-plan kitchen, dining & living area  
Fully equipped kitchen with ample storage  
Light-filled living with stunning river outlooks  
Fireplace for cosy winter evenings  
Expansive terrace and outdoor entertaining areas

? Separate Cottage —Flexibility & Income Potential

A fully self-contained one-bedroom cottage offers incredible versatility:  
Ideal granny flat or multi-generational living  
Private guest or teenage retreat  
Strong potential for Airbnb or holiday rental income

? Outdoor Living at Its Best

Multiple alfresco entertaining zones  
Covered outdoor dining & BBQ area  
Boathouse with relaxed seating by the water  
Private jetty for your boat  
Direct access for swimming, kayaking & crabbing  
Generous 1,140sqm block with 17m river frontage

Lifestyle + Investment Opportunity

Whether you're searching for a permanent residence, luxury holiday home, or a turnkey Airbnb investment, this property delivers exceptional flexibility and value.

Prime North Yunderup Location

Positioned in one of the Peel region's most sought-after waterfront pockets, just moments to local cafés including Pelicans, Mostyn & Frankie, and with easy access to Mandurah and Perth.

? A Rare Offering —The Ultimate Riverfront Escape

Properties of this calibre, with dual living, private water access, and lifestyle appeal, are incredibly hard to find.

Your riverfront lifestyle starts here.

Arrange your private viewing today and experience this incredible property for yourself.

Contact:

Ian Watson —0428 887 599

Karen Watson —0419 905 203

LJ Hooker Property Experience South

Servicing the Mandurah and Peel Regions.

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

## MORE DETAILS

Property ID 4T04FF2  
Property Type House  
Land Area 1141 m2

### Ian Watson 0428 887 599

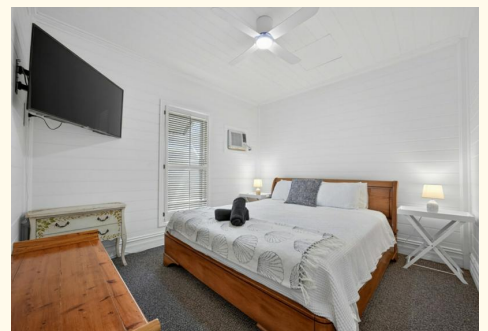
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