



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

Please Call

AGENTS

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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:

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LJ Hooker Property Experience South
Servicing the Mandurah and Peel Regions.

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MORE DETAILS

Property ID 4T04FF2
Property Type House
Land Area 1141 m²

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