



5 Cabarita Way, North Yunderup

## ? Murray River Lifestyle on a Generous 809sqm - Endless Potential in a Prime Location

Welcome to 5 Cabarita Way, North Yunderup - a charming home set on a spacious 809sqm block, offering the perfect blend of comfort, character, and lifestyle.

Positioned in a quiet cul-de-sac just two streets back from the Murray River, this is a property that truly captures the relaxed, holiday-style living North Yunderup is known for.

Step inside and you're immediately greeted by the warmth of beautiful jarrah floorboards and a light-filled interior. The home features a newly renovated kitchen, an upgraded bathroom, and a practical layout designed for easy everyday living.

To the rear, a surprisingly spacious games room/living area with exposed beams and split system air conditioner provides flexibility for families, entertaining, or simply spreading out and enjoying the space.

### ? Property Highlights

- bedroom, 1-bathroom 1970-built home

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 Over \$680,000

### VIEW

Sat 2nd May @ 10:00AM - 10:30AM

### AGENTS

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### AGENCY

LJ Hooker Mandurah  
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Generous 809sqm block with no rear neighbours  
Newly renovated kitchen and updated bathroom  
Stunning jarrah floorboards  
Large rear games room / second living area  
Full-length carport and covered patio  
Solid brick shed - ideal workshop or storage. Possible repurpose into studio or games room  
Expansive backyard with endless potential  
? Outdoor Lifestyle & Potential

The backyard is where this property really shines - offering space, privacy, and opportunity. Whether you're dreaming of a pool, workshop, veggie gardens, or simply room for the kids and pets to run free, it's all here. No rear neighbours.

The existing patio, carport, and shed provide a solid foundation, with scope to enhance and add value over time.

#### Location & Lifestyle

North Yunderup is one of the Peel region's hidden gems - known for its riverfront lifestyle, boating, and relaxed community feel.

Moments to the Murray River & local boat ramps  
Close to popular local cafés and waterside dining  
Easy access to Mandurah's shopping, restaurants & entertainment precinct  
Convenient access to the Kwinana Freeway for Perth commuters  
Surrounded by nature, walking trails, and waterways

Whether you're looking for your first home, a down-sizer with space, or an investment in a high-demand lifestyle location, this property offers immediate comfort with exciting future potential.

Opportunities like this in North Yunderup don't last - secure your slice of river lifestyle today.

#### Contact:

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

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## MORE DETAILS

Property ID 4T88FF2  
Property Type House

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