



56 Culeenup Road, North Yunderup

Auction.....Riverside Living , Endless Possibilities Await.....Auction

To be Auctioned 11.00am on the 4th of October unless sold prior

56 Culeenup Road, North Yunderup 6208

Imagine starting each day with the gentle sounds of the Murray River flowing past your backyard, stepping down to your own private jetty and boat ramp, and setting off for a morning of boating, fishing, or crabbing right from home. This is the lifestyle that awaits at 56 Culeenup Road, North Yunderup.

Set on a generous 1,002sqm riverfront block, this property offers both lifestyle and opportunity. Currently featuring duplex-style accommodation (a 2x1 and a 3x1), it provides flexibility for extended family living, short-term rental income, or a comfortable base while you plan the future. The real magic lies in the possibilities:

Renovate the existing homes to suit your needs

Convert into one large family residence

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

Sold prior to Auction

AGENTS

Ian Watson

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Karen Watson

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AGENCY

LJ Hooker Mandurah

(08) 9586 5555

 **LJ Hooker**

Or clear the site and build your dream riverside retreat

A True Riverside Lifestyle

Life in North Yunderup is about slowing down and enjoying the things that matter most. Whether it's:

Lazy afternoons on the Murray River, cruising, fishing, or paddleboarding

Entertaining friends with river views as your backdrop

Dining at the iconic Ravenswood Hotel, just a few minutes away, famous for its atmosphere, live music, and great food

Exploring the Peel-Harvey Estuary, known for its natural beauty and rich birdlife

Or simply enjoying the peace and space that only riverfront living can offer

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

Location Highlights

Mandurah CBD —approx. 15 minutes (shopping, dining, beaches, train to Perth)

Pinjarra —approx. 15 minutes (heritage town, shops, schools)

Bunbury —approx. 1 hour (gateway to the South West)

Perth CBD —approx. 1 hour via the Freeway

Close to schools, shopping, medical centres, and all the conveniences of modern life-without losing the tranquility of your riverside escape

Why You'll Love It

Opportunities like this are rare. Whether you're searching for a weekend getaway, an investment with strong potential, or the perfect site to create your forever home, 56 Culeenup Road delivers the very best of riverside living in Western Australia.

Contact:

Ian Watson —0428 887 599

Karen Watson —0419 905 203

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

Your riverside lifestyle starts here —don't miss out on this rare opportunity.

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 4RZMFF2
Property Type House
Land Area 1002 m²

Ian Watson 0428 887 599

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Karen Watson 0419 950 203

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