



## South Yunderup, 136 Banksia Terrace

Large Corner Block with Granny Flat Potential & River Views for ever !

Attention all savvy renovators, developers, and investors! This property is a golden opportunity brimming with potential.

Situated on a 994m<sup>2</sup> corner block directly across from the iconic Murray River, this property offers unparalleled river views. Contact the council to perform your due diligence on this block and explore the possibility of adding a jetty. The current owner received council approval to add a granny flat at the back, but due to changing circumstances, is now willing to let this opportunity pass.

The cottage includes:

- Two bedrooms
- One bathroom
- Kitchen

2 1 3

**For Sale**  
Offers Invited !

**View**  
[ljhooker.com.au/4PZJFF2](http://ljhooker.com.au/4PZJFF2)

**Contact**  
**Gopika Kaku**  
0493 530 809  
[gkaku.mandurah@ljhooker.com.au](mailto:gkaku.mandurah@ljhooker.com.au)



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**(08) 9586 5555**



- Storage room

#### Additional Details:

- Council Rate: Approximately \$1,780 per year
- Water Rate: Approximately \$1,140 per year

Inside, you'll find solid jarrah floorboards, with a cozy wood fire in the lounge, front veranda, providing stunning river views. Additional features include a carport, a small patio area at the back and side access for your boat and van. This property will be sold "as is."

Located at 136 Banksia Terrace, South Yunderup, this corner block offers easy access to a large and spacious backyard. Enjoy peaceful strolls along the Murray River and embrace a unique lifestyle. Don't delay-call the council, planners and make an offer TODAY!

Disclaimer: Some pictures are for illustrative purposes only. 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. LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.

## More About this Property

Property ID	4PZJFF2
Property Type	House
Land Area	994 m <sup>2</sup>

**Gopika Kaku 0493 530 809**

Property Consultant | [gkaku.mandurah@ljhooker.com.au](mailto:gkaku.mandurah@ljhooker.com.au)

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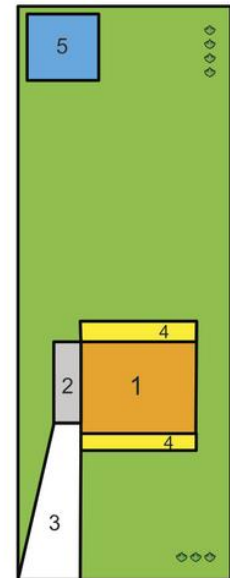
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# 136 Banksia Terrace, South Yanderup

block size 994 m<sup>2</sup> | building 80m<sup>2</sup> | 2 x  1 x  2 x 



Gopika Kaku | 0493 530 809



## Legend

1. Residence
2. Carport
3. Driveway
4. Alfresco
5. Shed



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\*scale in metres. Dimensions are approximate. All information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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