

**54 Whimbrel Crescent, Coodanup, WA, 6210**

**CENTURY 21**

**House For Sale**

Saturday, 17 August 2024

54 Whimbrel Crescent, Coodanup, WA, 6210

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Fiona Harvey  
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## Living in Ease Among the Gum Trees – Modern Home in Tranquil Setting.

Fiona Harvey welcomes you to 54 Whimbrel Crescent, Coodanup. On offer is a modern 2014-built, 2x2 home on an easy care 195 square metre block. This property has low strata fees of \$260 per quarter and is currently leased until 21/5/2025 at \$430 per week. The tenants are taking great care of the home, and present a beautiful investment.

Located in the peaceful Frasers Landing estate of Coodanup, this is an opportunity to live somewhere that is both a serene natural setting, with leafy walking trails and scenic riverine wetlands, while also close to several amenities, including:

This contemporary, lock and leave residence will satisfy a range of buyers, and features:

- Open plan living space upon entry
- Modern kitchen with an island bench, gas hotplates and stainless-steel oven ready for the cook to whip up a treat
- Delightful master bedroom with an ensuite and built in robe
- Well appointed second bedroom and bathroom, featuring a bathtub, and a separate laundry
- Split system air conditioning for sweltering summer days and heating for icy winter nights
- Not one, but two courtyard spaces for you to sit back and relax to the sounds of nature

This is your opportunity to buy an easy care 2x2 lock and leave home situated in natural surrounds while also being close to the Mandurah hub. With affordable pricing, this would be an ideal purchase for investors, first home buyers, or downsizers alike. To secure this home, contact Fiona Harvey today on 0451 818 559.

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