



29 Vacluse Way, COODANUP, WA 6210

MODERN COMFORT MEETS ESTUARY TRANQUILITY

Tucked away in the sought-after pocket of Coodanup, this corner block gem is a rare opportunity to secure a home with genuine lifestyle appeal just 180m from the Mandurah Estuary.

Step inside and be welcomed by modern street frontage and a serene view across the lake and park visible right from your front door. Whether you're unwinding with an evening stroll or soaking up the natural surrounds, this is Mandurah living at its finest.

4 Bedrooms | 2 Bathrooms | Double Garage

- Thoughtfully designed layout across 153m² of living space on a generous 556m² block
- Master suite features two walk-in robes and a private ensuite with separate toilet
- Three additional bedrooms positioned to the rear of the home, all generously sized, bright, and well-placed for privacy
- Functional family bathroom, laundry, and second toilet complete the back wing

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 79P1442

SALE DETAILS

Offers From \$649,000

CONTACT DETAILS

**Elders Real Estate
Mandurah**

Suite 3, 4 Sutton Street
Mandurah, WA
(08) 9535 1388

Jacob King
0416 438 583

Culinary Kitchen Excellence

- Central island bench with breakfast bar
- 600mm stainless steel oven, induction cooktop, and matching rangehood
- Overhead cabinetry and abundant storage for all your cooking needs
- Open plan kitchen, dining & lounge flows seamlessly to the rear alfresco and expansive yard

Natural light floods every room thanks to the intuitive layout, creating a relaxed and inviting atmosphere that feels effortlessly homey.

Outside potential shines with room to add extra parking, a shed, or even a pool (subject to council approval). It's the kind of block that invites creativity.

Location-wise? You're positioned in one of Coodanup's most secluded pockets. Lakeside vistas, breezes from the estuary, and walking paths galore perfect for those evening unwinds.

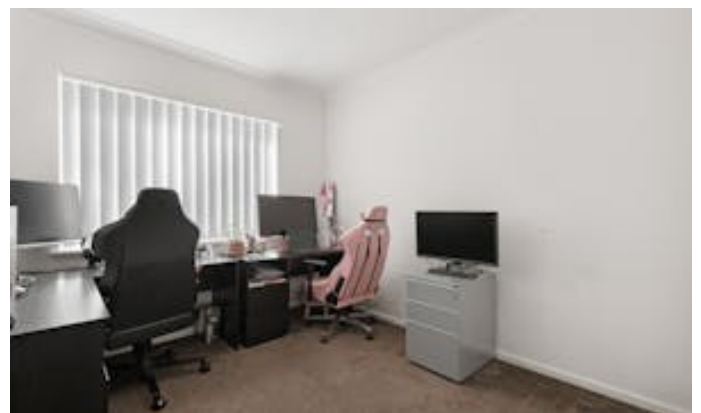
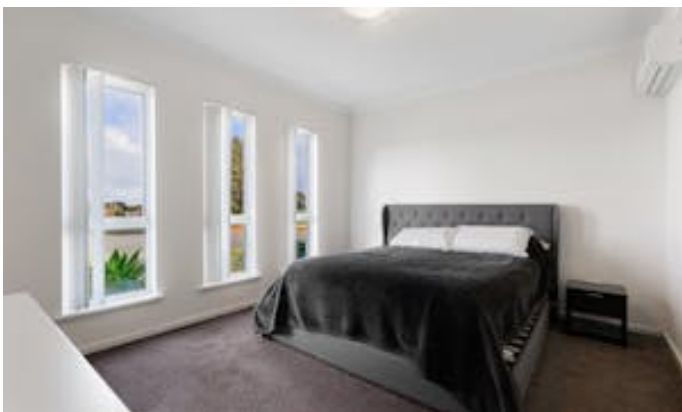
This property is currently tenanted until 10th October 2025 at \$470.00 per week, offering an ideal setup for investors or those looking to secure a future lifestyle move while earning an income.

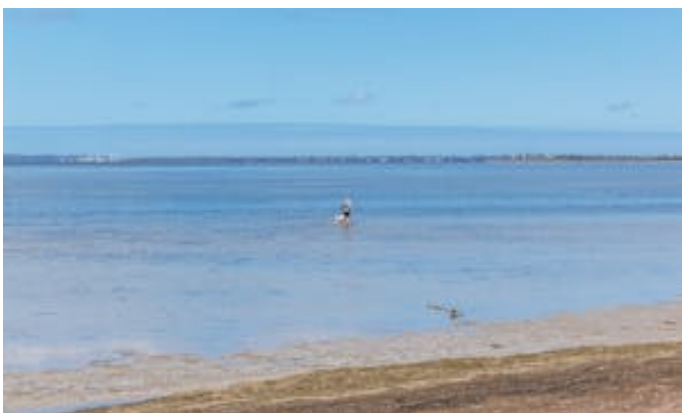
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*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

Other features: Close to Schools, Close to Transport

- Land Area 556.00 square metres
- Building Area: 153.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

TOTAL AREA: 212.5m²

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