



## 42 Heron Place, SOUTH YUNDERUP, WA 6208

### Waterfront Retreat Living in South Yunderup

Discover the ultimate canal lifestyle at 42 Herron Place - a beautifully presented waterfront residence offering space, privacy, and effortless indoor-outdoor living in one of South Yunderup's most prestigious pockets. Designed for relaxation and entertaining, this retreat-style home combines expansive living zones, quality upgrades, and exclusive boating access to create a lifestyle many only dream of.

From the moment you arrive, the sense of space and calm is unmistakable - wide interiors, soaring ceilings, and tranquil water views form the perfect backdrop to everyday living.

#### Canal Living & Outdoor Entertaining

Step outside and embrace true waterfront living. Expansive entertaining zones overlook the canal, beautifully finished with timber-lined ceilings, built-in cabinetry, and ceiling fan - creating a comfortable alfresco space designed for year-round enjoyment.

A grassed waterside edge leads to your private jetty with exclusive rights, offering direct access to boating, kayaking, and relaxed canal cruising.

Whether hosting family gatherings, enjoying sunset drinks, or launching the boat for the day - this home delivers the lifestyle in full.

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**TYPE:** For Sale

**INTERNET ID:** 79P1619

#### SALE DETAILS

**Offers From \$**  
**1,500,000**

#### CONTACT DETAILS

**Elders Real Estate  
Mandurah**  
Suite 3, 4 Sutton Street  
Mandurah, WA  
(08) 9535 1388

**Jacob King**  
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## Designer Kitchen & Spacious Living Zones

At the heart of the home is a beautifully renovated kitchen with industrial touches, designed for both style and function. Featuring a 900mm oven with gas cooktop, overhead cabinetry, dishwasher, double fridge recess, and generous double door pantry - it is perfectly positioned to overlook the main living spaces and water beyond.

Multiple living areas provide exceptional flexibility, including:

- High ceilings enhancing natural light and openness
- Sunken lounge with reverse cycle air conditioning
- Separate front living areas
- Gas bayonet to main living area
- Seamless connection to outdoor entertaining

This thoughtful layout offers both relaxed family living and impressive entertaining capacity.

## Private Retreat-Style Accommodation

The master suite is a peaceful sanctuary, complete with ceiling fan, reverse cycle air conditioning, and private retreat-style comfort. The home's additional bedrooms are well-sized with built-in robes and ceiling fans throughout, ensuring year-round comfort for family or guests.

The main bathroom has been tastefully updated with a modern freestanding bathtub, continuing the home's stylish industrial aesthetic. The renovated laundry features striking floor-to-ceiling tiling and excellent storage.

## Property Highlights

- Exclusive rights to private jetty
- Double automatic garage
- Retreat-style waterfront living
- Beautifully renovated kitchen with industrial styling
- 900mm oven with gas cooktop
- Overhead cabinetry, dishwasher, double fridge recess & double door pantry
- High ceilings & sunken lounge with reverse cycle air conditioning
- Evaporative air conditioning throughout
- Gas bayonet in living area
- Multiple living zones including front lounge & dining
- Master suite with reverse cycle air conditioning & ceiling fan
- Ceiling fans to all bedrooms
- Updated main bathroom with freestanding bath
- Renovated laundry with floor-to-ceiling tiling
- Expansive alfresco with timber-lined ceiling, built-in cabinetry & ceiling fan

- Garden shed
- Front hardstand suitable for caravan or boat
- Beautifully maintained grounds with grassed waterside edge

#### A Lifestyle Worth Securing

Set within a tightly held canal enclave, this is more than just a home - it is a complete waterfront lifestyle. Spacious, beautifully presented, and designed for both comfort and entertaining, 42 Herron Place offers the perfect balance of privacy, luxury, and everyday ease.

If you have been searching for a canal property that truly delivers on lifestyle, space, and quality - this is an opportunity not to be missed.

Inspection is essential to fully appreciate all this exceptional home has to offer.

\*\*\* Boat not included in sale \*\*\*

\*\*\*The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

\*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: Exhaust, Openable Windows, Water Front, Water Views, Window Treatments

- Land Area 798.00 square metres
- Building Area: 230.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite







