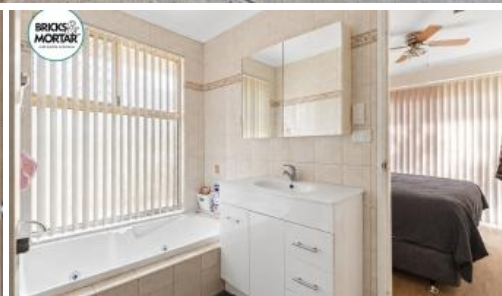


Just listed



30 Casula Avenue, Coodanup



BRING THE BOAT!

This 1995 brick home sits on a 701m² block with parking that buyers rarely find. Double gates open to a 92m² gable carport/patio area running down the side of the home, with drive through access to a huge 36m² colourbond shed. There is room for the boat, caravan, trailer and work vehicle, all under cover!

Inside, the home offers three bedrooms, one family sized bathroom with 2 x entry points and two separate living areas. The entry opens to a front lounge, ideal as a separate space for watching TV, home office or kids' retreat. Tiled flooring runs through the living areas, making the home easy to clean and cool through summer months.

The open plan dining and living area forms the centre of the home. Two sets of sliding doors with security screens open onto the garage area on one side and the entertaining/patio area on the other. Family barbecues and weekend entertaining flow easily between inside and out.

The kitchen overlooks the dining area and living areas and includes a stainless steel oven, canopy rangehood, double sink, gas hotplates, pantry and a long breakfast bar with plenty of bench space.

The main bedroom includes a ceiling fan and a walk in robe, the other bedrooms are both generous in size, with built in robes and timber look flooring, ducted evap air-conditioning to all living areas and bedrooms.

The bathroom includes a bath, a separate walk in shower, vanity with drawer storage and a mirrored cabinet above. Separate toilet, laundry

3 1 5 701m²

Price Offers from \$629,000

Property Type Residential

Property ID 390

Land Area 701 m²

AGENT DETAILS

Kirsty Styles - 0438 188 011

OFFICE DETAILS

Bricks & Mortar Real Estate Solutions
15-16/64-66 Bannister Rd Canning
Vale WA 6155 Australia
08 6140 6619



and a linen cupboard complete the layout and keep the home practical for a family.

Coodanup puts you in the heart of the Mandurah lifestyle, surrounded by water. Mandurah's beaches are a short drive away, including Town Beach, Silver Sands and Halls Head, along with the dining and cafes of the Mandurah foreshore and the Mandurah Ocean Marina. For everyday convenience, you are close to Mandurah Forum as well as Coodanup College located at the end of the Street, Mandurah Catholic College and local bus services. The Mandurah Bypass and Pinjarra Road give easy access to the Kwinana Freeway and the Forrest Highway.

Currently tenanted with a lease secured until May 2027.

Whether you're entering the market, downsizing, or investing for the future, 30 Casula Avenue is an opportunity too good to overlook.

Water rates: Approx. \$238.00 per 2 monthly, Council rates: Approx. \$2298.00 per year

Contact Kirsty Styles 0438 188 011 or kirsty@bricksmortar.net.au for more details.

DISCLAIMER:-

Mention of nearby schools does not guarantee enrolment or availability, buyers should confirm eligibility directly with the relevant education authority. All distances and travel times are approximate, sourced from Google Maps. Interested buyers are encouraged to verify this information independently. Virtual Furniture Staging has been used in some of these photos. Whilst every care is taken in the preparation of the information contained in this marketing, Bricks & Mortar Real Estate Solutions will not be held liable for any errors in typing, mis-statements or information provided, no warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. All information is considered correct at the time of advertising.

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