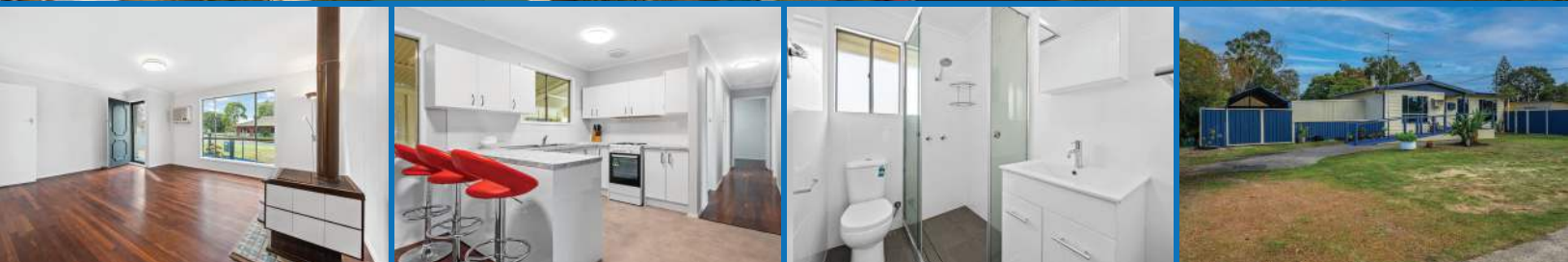


**AUCTION 8<sup>th</sup> of July**  
**On-site**



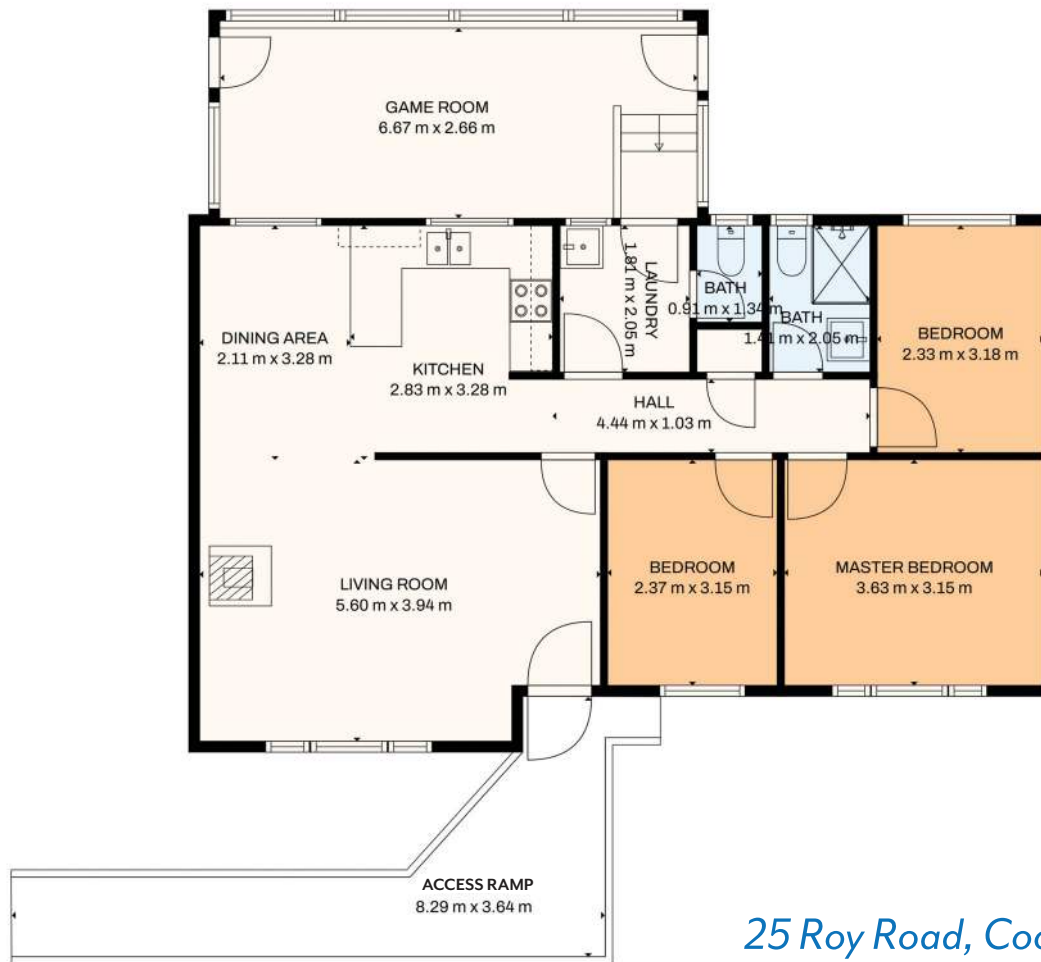
## HOME FEATURES

3  1.5  1 

- Suitable for owners/occupiers, developers or investors - vacant possession
- Corner block with subdivision / duplex potential
- 4 Sheds, **not** council approved
- Locals refer to this area as the “Golden Triangle” of Coodanup - close to schools and all amenities
- Only one street away from Peel Estuary, and 5 minutes to the bustling Mandurah CBD
- Simply walk to the end of your street to get your Blue Manna crabs!
- Plenty of parking for extra cars, boats, caravans and trailers
- Recently renovated, with gas in street and NBN fibre to the home / premises
- Featuring wood fire, rev A/C, solar hot water with booster, and games area
- Original Jarrah floors, well-established structure with the ability to be relocated
- Tinted windows to beat the heat in summer and keep in warmth during winter

# FOR SALE by AUCTION

Saturday, 8th July 2023 at 10:30am (unless sold prior)



## PROPERTY FEATURES

- Built in the 1970's
- Land Size 865m<sup>2</sup>
- Water Rates Approx. \$1700 p/a
- Home Size: 98m<sup>2</sup>
- Council rates Approx \$1800 p/a
- Construction: Fibro Walls, Corrugated Iron Roof
- R20 Zoning - Residential

## VIEWING TIMES

**Saturday:** 17<sup>th</sup> June, 24<sup>th</sup> June & 1<sup>st</sup> July | 10:30am - 11am

**Sunday:** 18<sup>th</sup> June, 25<sup>th</sup> June & 2<sup>nd</sup> July | 10:30am - 11am

**Wednesday:** 21<sup>st</sup> June, 28<sup>th</sup> June & 5<sup>th</sup> July | 3pm - 3:30pm

Also open for viewing on **Saturday 8<sup>th</sup> of July** | 9:30am (Day of Auction)

*or by appointment*

**For enquiries or to book a viewing, contact:**

**MARK EVANS**

**0407 072 312**

**marks.evans@bigpond.com**

