



**2A Telita Court, Coodanup**



## Investment in Prime Position Cul-de-sac Duplex with Potential

Nestled in a quiet cul-de-sac on 452sqm, this 3-bedroom, 1-bathroom duplex gives you a liveable space while you add your own personal touch. A desirable location close to public transport, just minutes to Mandurah's marina, schools (Mandurah Catholic College 600m), parklands, and Mandurah Forum Shopping complex.

The main bedroom features a walk-in robe as the other two bedrooms have built-in robes, new carpet to all bedrooms, lounge room and passage makes for comfortable living all year round. The home has a separate laundry and a bathroom with a bath, vanity, and shower.

A carpeted open plan family lounge and dining room which allows for space for a study if you wish is fitted with a split system air-conditioning unit and is sundrenched by the daylight. The central kitchen has a 4-burner electric stove and electric oven.

The garden shed to the rear of the property gives you space for the tools or general storage. An undercover carport with enough driveway space for 2 cars.

Call Graeme today 0419 902 309 to secure this prime location investment property.

- 452sqm
- Established gardens

3 1 2

**Price**

**SOLD**

**Property Type**

Residential

**Property ID**

24839

### Agent Details

Graeme Correy - 0419 902 309

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

- Garden shed included
- Uncover carport
- Access to backyard from carport
- New carpets throughout
- Split system air-conditioning to living zone
- Minutes to Mandurah Forum Shopping centre
- Walk to cafes and restaurants along the river

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*