



## FOR SALE

### PROPERTY SOLD BY KARL STOPIC.

**BE QUICK – HOUSE AND HUGE SEPARATE GRANNY FLAT!  
PERFECT FOR LARGE OR EXTENDED FAMILIES & INVESTORS!**

A rare opportunity exists to secure this fantastic property with an original 3 bedroom house and a separate near new granny flat. The neat 3 bedroom, 1 bathroom brick and tile home was built in the 1990's and sits on this large 701sqm family sized block. The near new self-contained granny flat consists of 2 bedrooms, 1 bathroom, a large living area, kitchen and laundry. It recently cost over \$120,000 to build!

It's ideal for an extended family with two homes on the same block with multiple accommodation options to suit your particular requirements - live in one, rent the other, or rent both! This property is also perfect for the investor looking to generate income from two properties on the same title.

Positioned in a quiet cul-de-sac and easily accessible to the shops, schools, hospital and only a 5 minute drive to the new Mandurah Forum Shopping Centre and access to the freeway.

For additional information or to arrange a private viewing, call Karl Stopic on 0416 231 528.

The following features are included:

Main House – Double brick and tile construction  
3 Bedrooms, 1 Bathrooms  
Spacious lounge room with bay window  
Separate family room overlooking the kitchen/meals area  
Sizable kitchen and meals with ample cupboard and bench space, overhead cupboards, pantry and breakfast bar, 4 burner gas cooktop and stove  
Gas instantaneous hot water system  
Security screens and doors, Storage sheds  
House requires some minor cosmetic improvements

Granny Flat – 2 large bedrooms, living, kitchen, bathroom/laundry  
High raked ceilings  
New modern kitchen, cupboard and bench space, overhead cupboards, 4 burner gas cooktop and stove

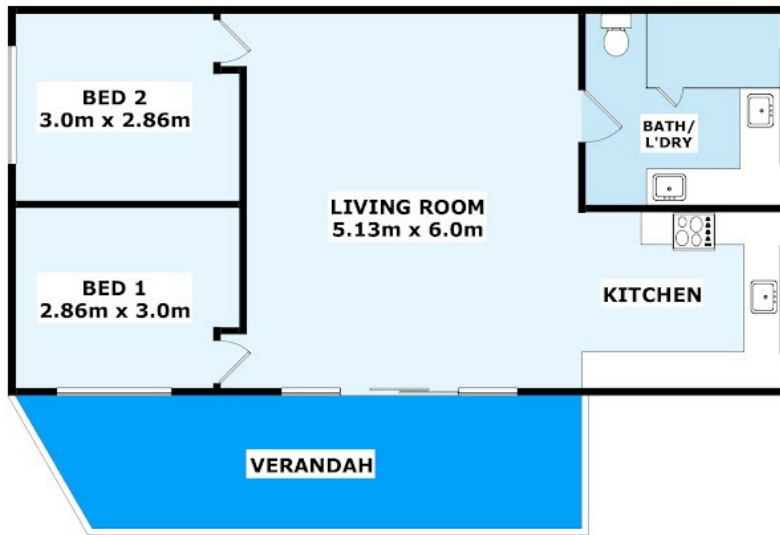
**5 BED | 2 BATH | 2 CAR**

**PRICE:**  
Contact agent

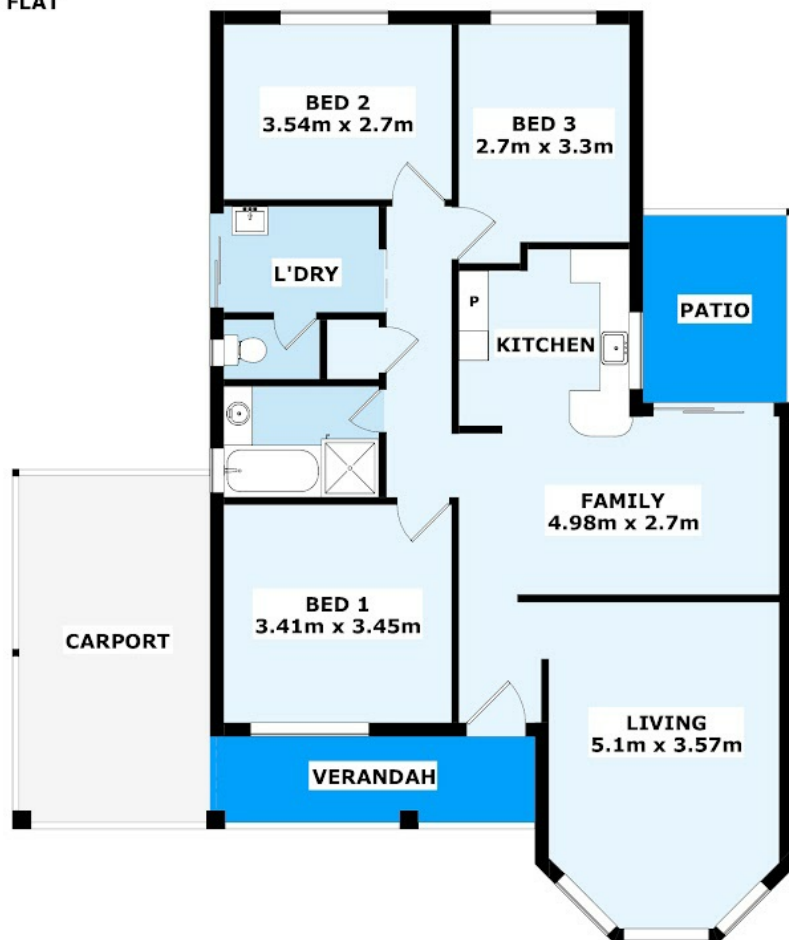
**OPEN FOR INSPECTION:**  
N/A



**Karl Stopic**  
**0416231528**  
karlstopic@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



**GRANNY FLAT**



**MAIN RESIDENCE**

## 8 VERESDALE RETREAT COODANUP

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

0416 231 528

KARLSTOPIC@ATREALTY.COM.AU

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is accepted for any error, omission or mis-statement. These plans are for representation purposes only.

