

1 Merrin Court, Falcon, WA 6210

Realmark

Residential Land For Sale

Friday, 1 December 2023

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Area: 257 m2

Type: Residential Land



Simon Wroth
0895374444

Offers Above \$169,000

What to love: Nestled in the heart of Falcon, this 257m² corner lot offers a unique blend of natural beauty and urban convenience. Imagine waking up to the soothing sounds of birdsong in a serene neighbourhood where manicured parklands envelop your surroundings. With the block seamlessly backing onto a landscaped park, you have your own private oasis, providing a perfect escape from the hustle and bustle. What sets this property apart is its strategic location—quietly situated in a cul-de-sac, ensuring peace and minimal traffic. The allure of nature extends beyond your backyard, with the Peel Harvey Estuary just a short 200-meter stroll away. Here, you can engage in crabbing, fishing, and leisurely walks along the foreshore, immersing yourself in the tranquillity of the coastal environment. Adding to the charm, the property is embraced by a community of newly built homes, creating a cohesive and appealing streetscape. The abundant birdlife and the proximity to nature make this block of land a haven for those seeking a peaceful retreat within reach of modern conveniences.

What to know:

- Backing onto a beautifully landscaped park.
- Proximity to the Peel Harvey Estuary for outdoor activities.
- A quiet cul-de-sac street in a community of newly built homes.
- Abundant birdlife and the serenity of nature.
- 200m to the Estuary
- 500m to Miami Plaza Shopping Centre & Cobblers Tavern
- 1.3km to picturesque Falcon Bay for beach lovers.
- Council rates \$1671 approx.
- Water rates \$577 approx.

*Please note all measurements, sizes, distances and amounts are all approx. This property is not just a block of land; it's an opportunity to craft your dream coastal lifestyle. With the perfect balance of tranquillity, convenience, and coastal charm, this unique offering invites you to envision a home where urban amenities and natural beauty seamlessly coexist.

Who to talk to: Simon Wroth | 0407 072 442 | swroth@realmark.com.au