

# 11 Pleasant Grove Circle, Falcon, WA 6210

Mandurah

## Sold House

Sunday, 13 August 2023

11 Pleasant Grove Circle, Falcon, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4047 m2

Type: House

**\$1,295,000**

This stunning home offers a generous 4047 square metres of land, boasting a bore with meticulously maintained beautiful gardens and lawns. The house itself is a spacious 4-bedroom, 2-bathroom, 2-car garage home with an additional separate office space. This kitchen is designed with both style and functionality in mind. The focal point of the kitchen is the charming butler sink, which adds a rustic touch and exudes charm. The kitchen features a spacious island bench that also doubles as a breakfast bar, providing ample space for cooking, dining and socializing. It's an ideal spot for entertaining guests or having a quick meal on the go. Equipped with a 900mm freestanding Fisher and Paykel pyrolytic, dual fuel oven, this kitchen is perfect for those who love to cook. The pyrolytic function ensures easy cleaning and the dual fuel capability offers precise cooking control for a variety of recipes. In terms of storage, the kitchen is well-equipped with matching cupboards and deep drawers, providing ample space for storing all the kitchen essentials. Whether it's pots, pans, utensils, or dry ingredients, you'll have plenty of room to keep everything organized and within reach. Overall, this kitchen is a perfect blend of style and practicality, making it a delightful space for cooking, dining and enjoying time with family and friends. This substantial sized property has been completely renovated throughout to the highest standard with amazing attention to detail which includes exquisite, quality fixtures and fittings, ornate cornices and skirting boards, feature lighting and chandeliers, floating shelves, barn doors and a central hearth dual fireplace. Each bedroom is adorned with luxurious king-size suites, providing comfort and elegance throughout the house. For climate control, the property is equipped with a Daikin reverse cycle air conditioning system and ceiling fans, ensuring a pleasant indoor environment year-round. Energy efficiency is a priority, thanks to the 6.6-Kilowatt solar panel system installed on the property, reducing ongoing energy costs. The interior of the house is enhanced with double glazed windows and French doors, adding charm and sophistication with a cost alone of around \$50,000! The main living areas are adorned with wood-look tiled flooring, creating a warm and inviting atmosphere. Energy-efficient LED downlights are strategically placed to provide ample lighting while conserving electricity. For outdoor entertainment, the property features full wrap-around verandas and spacious patio areas overlooking the newly installed Riverina 8.5m x 3.5m heated pool, perfect for relaxing and spending quality time with family and friends. In addition to the ample parking space available in the garage and carport, there is a massive 13 x 9 metre powered workshop adjacent to a brick garage, providing enough space to park up to 8 cars and a massive 3 metre high dual access for the boat or caravan. Water sustainability is ensured with a huge 23,000L approx. rainwater tank, allowing residents to maintain beautiful gardens while being environmentally conscious and saving on the water bill with the additional Bore. Conveniently located approximately 600 meters away from the estuary foreshore, the property offers serene natural surroundings. Additionally, it is just over 1 kilometre away from the Miami Plaza Shopping Centre, making shopping and dining easily accessible. In summary, this property offers an incredible living experience with its spacious and well-appointed interior, beautiful gardens, pool, workshop and ideal location near natural attractions and essential amenities. It presents a unique opportunity to enjoy a luxurious and comfortable lifestyle in a sought-after location. Further features:

- Massive 4047sqm block with 5 metre side access to large 13 x 9m powered shed
- Single garage plus carport plus additional parking
- 4 x 2 x 2 with king bedrooms, study, open plan living and separate theatre room
- 5kw solar system
- Full high quality double glazing, keeping the home cool and warm all year round
- Daikin reverse cycle air conditioning / ceiling fans
- Wood effect tiled flooring in the main living areas
- Led downlights
- Full wrap around verandas and large patio entertaining areas
- Huge 23,000L approx. rain water tank
- Less than 2km's to the beach

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