

12A Governor Drive, Falcon, WA 6210

Mandurah

Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 543 m2

Type: House



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Michael and Christine Goodwin from Harcourts Mandurah have the pleasure of presenting 12A Governor Drive, Falcon. Located in an exclusive precinct of eight properties off Governor Drive with beautiful estuary views, the new owners will enjoy the enhanced security of an electric gate for reduced passing vehicle traffic for maximum enjoyment of this serene position which is tightly held, stunning walk paths along the Estuary with beautiful maintained grassed areas just perfect for the kids to play cricket or kick the football. On arrival you'll be greeted by a sheltered portico and double entrance doors which open into a dedicated wide entrance hall - here you first appreciate the beautiful NSW Blackbutt flooring that features throughout much of the home. This is an executive home in a stunning waterside location, and the interior has recently been refreshed with replaced carpets and painted internal walls, all ready for you to move in. There are two living areas inside. One is the main open plan living space with a well-appointed kitchen overlooking the meals and family areas. The kitchen features a breakfast bar, overhead as well as under bench storage, corner pantry and plumbed fridge/freezer recess, and appliances including a wall oven, dishwasher and 900mm gas cooktop and range hood. Everything you need is right here for you to enjoy preparing meals and looking out to the public open space between you and the estuary. Two ceiling fans in this area are installed to complement the ducted reverse cycle air conditioning. Outdoors, for enjoyment of the natural environment at your doorstep, the alfresco area sits under the main roof with blinds - perfect for outdoor entertaining and birdwatching! The second interior living area is a large separate theatre room with a twin entrances, a ceiling recess and downlights, providing the perfect space for movie nights or a cosy night in with loved ones. As well as three very spacious bedrooms there is also a study that is large enough to be used as a fourth bedroom. There's even a computer nook which provides an additional working space, a very handy place for everyday quick tasks. The luxurious master bedroom is king-sized and boasts Blackbutt flooring, a recessed ceiling and fan, and stacker sliding doors that open for double width access to a courtyard facing the water. The master suite also includes a walk-in robe and an ensuite bathroom with twin basins, and a separate privacy toilet for privacy. The second bedroom would make a wonderful guest bedroom, it is king-sized with a double door built-in robe and has semi-ensuite access to the second bathroom. The third bedroom is queen-sized and also has a double door built-in robe. The second bathroom features a three-way configuration with the bath, shower, and vanity with a basin in one room, plus a separate toilet, and additional vanity unit and basin. Another impressive feature of this home is the over-sized, extra high, extra wide and long double garage to accommodate two four-wheel drive vehicles with ease and additional area for storage. Featuring: Exclusive precinct of only 8 properties Electric gate entrance Ducted Reverse Cycle Air Conditioning Sheltered portico and double entrance doors New carpets and freshly repainted Two interior living areas New South Wales Blackbutt flooring Kitchen with breakfast bar, overhead as well as under bench storage Dishwasher, 900mm gas cooktop and rangehood, Wall Oven Plumbed fridge/freezer recess Large separate theatre room with ceiling recess and downlights Three very spacious bedrooms plus study large enough to be used as a fourth bedroom King-sized master bedroom with Blackbutt flooring, recessed ceiling and fan Stacking sliding doors from master bedroom for access to courtyard facing the water Walk-in robe and Ensuite vanity with twin basins, separate toilet for privacy Second bedroom king-sized with double door built-in robe and semi ensuite access to second bathroom Bedroom three queen-sized with double door built-in robe Second bathroom three-way configuration with the bath, shower and vanity with basin in one room, separate toilet and handwashing facilities Computer nook Alfresco area under main roof with blinds facing the Estuary Extra high, extra wide and long double garage to accommodate two four-wheel drive vehicles 543 square metre block (approx.) This substantial home also boasts an extra high, wide, and long double garage to accommodate two four-wheel drive vehicles leaving additional storage space also and sits on a 543 square metre block (approx.), providing plenty of space to relax and enjoy the stunning estuary views. You are only a 10 minutes' walk to the Falcon Shopping Centre, Cobblers Tavern and beautiful beaches, so just park the car and walk to everything Falcon has to offer. To arrange to view this beautiful home, please call Michael Goodwin on 0417 927 159 or Christine Goodwin on 0404 048 880 from Harcourts Mandurah - but be sure to allow extra time before or after your viewing to explore the delightful public open space and wander a little way along the walk trail that meanders along in front of this beautiful home! This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.